

271121) BH

CONTRACT.

State of Oklahoma)
 County of Tulsa) SS

Know all men by these presents, that E. I. Newblock of Tulsa, Oklahoma, is now the owner and holder of certain property situated in the City of Tulsa, ~~more~~ particularly described as follows, to-wit:

Lots 1 and 2, Block 4 of Douglas Place addition
 to the City of Tulsa, County of Tulsa and State
 of Oklahoma, and

Whereas, the said E. I. Newblock is desirous of selling said property for a consideration of eight hundred dollars, and one King B. Bush, a resident of Tulsa, Oklahoma, is desirous of purchasing said property at such purchase price.

Now, therefore, the said E. I. Newblock, for and in consideration of the sum of four hundred dollars (\$400.00, in hand paid by King B. Bush, the receipt of which is hereby acknowledged, said four hundred dollars being a down payment, and in further consideration of certain notes hereinafter described, hereby grants, bargains, sells, assigns and transfers, and does by these presents grant, bargain, sell, assign and transfer and set over unto the said King B. Bush, all his right, title and interest in and to the above described property, together with any improvements now or hereafter erected thereon.

To have and to hold the same unto the said King B. Bush, his heirs and assigns, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

It is distinctly understood and agreed, however, that the balance due on the purchase price, being four hundred dollars (\$400.00) shall be evidenced by 12 promissory notes, each bearing interest at the rate of 8%, said notes to be in the sum and payable as follows:

1	note	for	\$30.00	due	November 1st,	1923.
1	"	"	30.00	"	December 1st,	1923.
1	"	"	30.00	"	January 1st,	1924.
1	"	"	30.00	"	February 1st,	1924.
1	"	"	30.00	"	March 1st,	1924.
1	"	"	30.00	"	April 1st,	1924.
1	"	"	30.00	"	May 1st,	1924.
1	"	"	30.00	"	June 1st,	1924.
One	"	"	30.00	"	July 1st,	1924.
One	"	"	30.00	"	August 1st,	1924.
One	"	"	30.00	"	September 1st,	1924.
One	"	"	70.00	"	November 1st,	1924.

And it is further understood and agreed that this instrument shall not take effect and become a full warranty deed until after all of the above notes have been paid in full to E. I. Newblock, by the said King B. Bush, and in the event the notes hereinabove described, or any one of them are not paid on the date due, or the purchaser makes default of any payment, then and in that event the said King B. Bush forfeits to E. I. Newblock any payments that he might have made on the purchase price of said property, before such default.

And it is understood and agreed that in the event all of the notes are not paid on the due dates, then the said King B. Bush, forfeits all his right, title and interest in and to said land, and the same shall still belong and be property of the said E. I. Newblock.

It is also understood and agreed that in the event all notes are paid as above set out, then and in that event, this instrument shall be and become a full and true warranty deed and the property above described shall belong to the said King B. Bush, his heirs and assigns forever.

PS and JH