

according to the recorded plat thereof.

for the sum of thirty five hundred dollars (\$3500.00) which the said party of the second part agrees to pay to party of the first part as follows:

The sum of one hundred fifty ^{dollars} (\$150.00) on the 10th day of November, 1924. the receipt of which is hereby acknowledged, and the sum of fifty dollars (\$50.00) on the 10th day of each and every month thereafter, which said sum shall include interest on deferred payments at the rate of 8 per cent per annum, payable monthly, until said balance is paid in full.

2. Said party of the second part also agrees to pay all taxes and assessments that shall be taxed or assessed on said premises for the year 1925, and subsequent years, until the said sum shall be fully paid, as aforesaid.

3. And the said party of the first part, in receiving such payment at the time and in the manner above mentioned, shall at his own proper cost and expense execute and deliver to the said party of the second part, or to his assigns, a good and sufficient deed of said abstract with full covenants of warranty, and abstract of title to accompany said deed.

4. It is mutually agreed between said parties, that the said party of the second party shall have possession of said premises on the 10th day of November, 1924, and shall keep the same in as good condition as they are in at the date hereof, until the said sum shall be paid as aforesaid.

5. Until the completion of the purchase of said premises as above covenanted, the said party of the second part shall hold the premises as tenant to the vendor at the monthly rental of fifty dollars (\$50.00) per month, payable on or before the 10th day of each month, and that in the event, that all payments are made as above covenanted, then this clause as to party of the second part shall be inoperative, otherwise to remain in full force and effect.

6. If the said party of the second part shall fail to perform this contract, or any part of the same, said party of the first part shall, thirty days after such failure, have the right to declare the same void, and retain whatever may have been paid on said contract, and all improvements that may have been made on said premises, and may consider and treat the party of the second part as tenant holding over without permission, and may take immediate possession of the premises, and remove the party of the second part therefrom.

7. It is further stipulated and agreed between the parties hereto, that second party shall keep the premises insured in the sum of \$2500.00, loss if any payable to party of the first part, as his interest may appear by the terms of this contract.

8. ^{and} It is agreed that the stipulations aforesaid are to apply to and be binding upon the heirs, executors, administrators, and assigns of the respective parties.

Witness our hands the day and year first above written.

M. Hughes, Party of the first part.

G. Dewey Etheridge, Party of the second part.

State of Oklahoma)
County of Tulsa) SS
Personally appeared before me this Nov. 10th, 1924, M. Hughes, and G.D. Etheridge, to me well known to be the persons who signed and executed the above and foregoing instrument in writing, and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes and considerations as therein set forth.

(SEAL) M. Branson, Notary Public.

My commission expires Feb. 11, 1928.

Filed for record in Tulsa Co. Okla. on Nov. 10, 1924, at 3:15 P.M. recorded in book 497,

COMPARED BY
PS and JH