

corded plat thereof. For the sum of FORTY EIGHT HUNDRED NINETY FIVE DOLLARS, (\$4895.00) paid and to be paid in the sums and manner following: ONE HUNDRED DOLLARS (\$100.00) cash in hand, the receipt of which is hereby acknowledged. TWENTY SEVEN HUNDRED TWENTY FIVE DOLLARS (\$2725.00) being the balance at this date, one certain mortgage, originally in the sum of \$2800.00 dated May 13th, 1924, in favor of the Aetna Building and Loan Association, payable \$36.33 per month, next payment delinquent October 20th, 1924, which said sum of \$2725.00, the said party of the second part herein assumes and agrees to pay, and which is a part of the purchase price named herein.

SIX HUNDRED FORTY DOLLARS (\$640.00) being the balance at this date on one certain mortgage, originally in the sum of \$700.00 dated May 17th, 1924, in favor of Chas. T. Abbott, and Chas. T. Abbott, Trustee, payable \$15.00 per month, next payment delinquent October 15th, 1924, which said sum of \$640.00, the said party of the second part herein assumes and agrees to pay, and which is a part of the purchase price named herein.

FOURTEEN HUNDRED THIRTY DOLLARS (\$1430.00) as follows: In installments and at the times hereinafter stated, for value received, I, we, or either of us, jointly and severally promise to pay to C. W. Sullivan, or order at Tulsa, Oklahoma, the principal sum of Fourteen Hundred Thirty Dollars (\$1430.00) with interest from date hereof on the amounts of the principal remaining unpaid, at the rate of eight per cent per annum until due. Principal and interest payable in installments as follows. ELEVEN and 67/100 DOLLARS (\$11.67), on the first day of November 1924, and (\$11.67) on the first day of each and every month thereafter until said principal sum and interest shall have been fully paid. Each payment shall be credited first, on the interest then due, and the remainder on the principal sum; and interest shall thereupon cease upon the amount so paid on the principal sum. However it is herein understood and agreed that at the times when the above mentioned mortgage of \$640.00 payable \$15.00 per month, has been paid off, discharged and released from the records, then and at that time, the payments due the said parties on the balance due them shall be automatically increased from Eleven and 67/100 Dollars (\$11.67) per month in Twenty six and 67/100 Dollars, (\$26.67) per month, and shall remain at that rate until balance due parties of the first part is finally paid.

It is further agreed that the party of the second part shall have possession of the within described premises, or the rental therefrom, on and after October 1st, 1924, and that he shall not commit, nor suffer to be permitted any waste thereto, and shall keep all improvements in as good condition as they are now in, usual wear and inevitable casualty excepted. But should the said second party fail to keep and perform all of the foregoing conditions, or to make the payment of purchase money, or shall fail to make the said payments on the above described mortgages, or the interest thereon, or the taxes and municipal assessments as the same becomes due, then at the option of the said first parties, this contract shall be void, and the payments made shall be retained as rent for the use and occupancy of the said premises; or the first parties may declare the entire balance of purchase money due and payable at once; in either of which events, the first parties shall recover immediate possession of the premises.

It is further specified herein that the parties of the second part shall keep the property insured, during the life of this Contract, in a sum not less than \$3000.00 with loss clause payable to the parties of the first part, as their interest may appear.

It is further agreed and stipulated and made apart of this agreement, that for the purpose of effectuating this agreement, that a Warranty Deed has this date been duly executed conveying the above described property to the second party, and deposited in escrow with the Central National Bank, of Tulsa, Oklahoma, and the said Central National Bank, is

COMPARED BY
PS and JH