

\$150.00 on or before March 30th,	1910
\$150.00 on or before Sept. 30th,	1910
\$150.00 on or before March 30th,	1911
\$150.00 on or before Sept. 30th,	1911

Making the total price for said premises, the sum of \$600.00 dollars.

It is further understood by and between the parties hereto that the following covenants and agreements are a part of this contract and shall be limitations in said Warranty Deed to-wit:

FIRST:- That no house shall be erected on any lot fronting Olympia Avenue which shall cost less than \$2,500.00 and no house shall be erected on any other lot costing less than \$1,500.00)

SECOND:- The premises shall never be sold to any negro.

It is further understood and agreed by and between the parties as follows, to-wit:

That at least one-fourth ($\frac{1}{4}$) of the purchase price of said premises shall be paid in cash.

That all deferred payments shall draw six per cent interest from date.

That the second party herein shall pay all taxes and assessments levied against this property from this date.

No contract for the purchase of the lots in said Crosbie Heights Addition shall be valid unless signed by J.E. Crosbie or his duly authorized agent, James E. Wade. All money paid on said contract shall be receipted for by said J.E. Crosbie or his duly authorized agent, James E. Wade and each receipt shall be in duplicate, and no receipt shall be valid unless signed by J.E. Crosbie or his duly authorized agent, James E. Wade.

Should the party of the second part fail for the period of twenty (20) days to make the payments above stipulated then this contract shall be null and void and the sums heretofore paid shall be construed as rental for the use of said ground, and the parties of the first part, their heirs, representatives and assigns shall have the right and are hereby authorized and empowered to enter upon and take possession of said premises and all buildings thereon without any legal process whatever, and without any liability.

This contract cannot be assigned or transferred without ^{written} consent of the party of the first part endorsed hereon.

Check No. 1298, \$200.00

Jno S. Davenport,

J.E. Crosbie,
By J.E. Wade, Agt.

State of Oklahoma)

County of Tulsa, (S.S.

Before me C.R. Adams, a Notary Public in and for said County and state on this 30 day of Dec. 1909, personally appeared Jno. S. Davenport, and J.E. Wade, Agt, to me known to be the identical persons who executed the within and foregoing instrument and such persons acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.