

Hundred Forty Seven (147) except a tract Twenty Five (25) feet north and South, by Forty (40) feet East and West, in the Northwest corner of said half lot, allowance being made for deviations from the true meridian.

This bargain, and sale and agreement to grant and convey is upon the following considerations and terms, to-wit:

The consideration of said conveyance is Five Thousand Dollars (\$5000.00): Two Hundred Dollars (\$200.00) to be paid in cash, upon the signing, sealing and delivery of these presents, the receipt whereof is hereby acknowledged. The remainder in the sum of Four Thousand Eight Hundred (\$4800.00) Dollars to be evidenced by sixty four (64) promissory notes, each in the sum of Seventy Five Dollars (\$75.00). The first Note to be payable in Thirty Days from this date and the second note to be payable on the 23 day of October 1909, and the remainder of said notes to be payable at intervals of One (1) month from said last named date.

The first Twelve (12) notes shall be without interest from the date of their execution to the date of their maturity, but if said notes are not paid at maturity, they shall draw interest at the rate of Ten per cent (10%) after maturity. The remaining Fifty Two (52) notes shall draw interest at the rate of Ten Per cent (10%) per annum from date until paid payable semiannually. All of said notes shall be payable "on or before" the respective dates of their maturity, and any and all of them may be taken up at any time at the option of the party of the second part, her heirs or assigns.

It is further agreed and understood, that the parties of the first part have on this day executed a General Warranty deed for said above described premises, granting the same to the party of the second part, and that said deed has been deposited in escrow with the Farmers National Bank of Tulsa, Oklahoma, and the terms of said escrow shall be the conditions of this contract and whenever, under and by virtue of the terms of this contract the party of the second part is entitled to receive said deed, it shall be the duty of the said Farmers National Bank to deliver the same. The party of the second part shall be entitled to a deed from said premises, upon the full payment of each and all of said notes, neither at or before the maturity thereof, and upon the performance of each and all of the conditions of this contract contained, and the party of the second part shall also be entitled to a deed of conveyance for said premises, whenever the party of the second part shall have paid Three Thousand Dollars (\$3000.00) of the principal of the purchase price above named, and shall tender to the parties of the first part a mortgage securing the notes of the remaining Two Thousand Dollars (\$2000.00) and interest, said mortgage to be a first lien upon the premises aforesaid. Possession of said premises to be delivered to party of the second part within Thirty (30) days from this date. Parties of the first part to retain the rentals for said thirty days.

It is further agreed and understood that if the party of the second part shall fail to make the payments provided for by this contract, or any of them, either principal or interest, then, and in that event the party of the second part shall forfeit all right, title and interest in the said premises, or in this contract, and the parties of the first part shall have the right to take possession of the said premises and to hold, use and enjoy the same, free and discharged from any and all right, title, claim or interest of the party of the second part, or the parties of the first part at their option may foreclose this contract for the amount due thereunder, and recover in addition to said sum, a reasonable attorneys' fee for the foreclosure thereof, to be fixed by the Court.

It is further agreed and understood that the parties of first part shall keep the said premises insured, at the expense of the party of the second part, in some good and