

responsible insurance company, to be approved by the parties of the first part, and that said policy of insurance shall be held by or assigned to the parties of the first part, loss payable to the said parties of the first part, as their interest may appear.

It is further agreed and understood that the parties of the first part shall pay all taxes upon said premises for the year 1908, and prior thereto, and the party of the second part shall pay the taxes upon said premises for the year 1909, and subject thereto, and the party of the second part shall not allow said taxes to become delinquent.

It is further agreed and understood that if the party of the second part shall fail to pay for said insurance or fail to pay and discharge all taxes, assessments or other liens against said premises, from time to time, as the same may accrue, then and in that case the parties of the first part may pay and discharge such liens, assessments, taxes and insurance and the same shall constitute a portion of the indebtedness of the party of the second part to the parties of the first part, and shall draw interest at the rate of Ten per cent (10%) per annum, from such payments, and the same shall be included in any foreclosure or proceedings by the parties of the first part as hereinbefore provided.

It is further agreed and understood that the party of the second part shall not commit any waste on said premises, or permit the said premises to deteriorate, other than by natural wear and tear, but the same shall be kept in good and tenantable condition during the pendency of this contract.

The covenants, agreements and obligations of this instrument shall be binding upon and enure to the benefit of the parties of this contract, and to their heirs, administrators, executors and assigns.

WITNESS our hands and seals, this 23 day of August 1909.

Ralsa F. Morley

L. C. Wells

Parties of the first part.

Grace McHenry

Party of the second part.

STATE OF OKLAHOMA ,)
 : SS.
COUNTY OF TULSA.)

BEFORE ME, Ella Smith, a Notary Public, within and for the County and State afore-said, on this 24th, day of August 1909, personally appeared L. C. Wells and Ralsa F. Morley the grantors of the within and foregoing instrument, to me personally known to be the identical persons who executed the same, and they acknowledged to me that they executed the same as their free and voluntary act and deed.

Ella Smith, Notary Public.

(SEAL) My commission expires February 10/ 1913.

Filed for record at Tulsa, Okla., Aug. 26, 1909, at 11.20 o'clock A. M.

H. C. Walkley, Register of Deeds (SEAL)

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