

March following: and if such interest is not paid when due to become ~~ass~~ principal and bear the same rate of interest.

As a further consideration it is understood and agreed that the party of the second part shall pay all taxes and assessments against the above described property after the year of 1910, but it is understood between the parties hereto that Mary D. Kreager will pay all taxes and assessments against the said property for the said year of 1910, when the same shall become due according to law; and it is further understood and agreed that the party of the second part shall keep the buildings on the said land fully insured at all times against fire and tornadoes for the full period of this contract, policies to be endorsed and made payable to Mary D. Kreager "as her interest may appear" and deposited in escrow with a copy of this contract and a deed to be hereinafter mentioned.

It is further understood and agreed that in case party of the second part fails or neglects to make the payments of any sum of money hereinbefore mentioned when the same shall become due and payable according to the terms of this contract, or fails or neglects to preform any of the conditions imposed upon said second party by the terms of this contract that upon said default upon the part of the party of the second part, his contract shall cease to be binding upon the parties of the first part, at the option of the said parties of the first part, and all payments made hereon prior to such default shall be forfeited to parties of the first part for the use and occupancy of the above described property, and party of the second part agree to give parties of the first part immediate and peaceful possession of said property upon notice to party of the second part, in writing that parties of the first part has declared this contract abrogated and party of the second part hereby appoint the Bank with which this escrow is deposited, to-wit: The Bank of Commerce of Tulsa, Oklahoma, his agent, for the purpose of receiving such notice.

It is further understood and agreed that the party of the second part may pay, on the 1st day of March, of any year, in addition to the monthly payments hereinbefore mentioned, fifty (\$50.00) dollars, or any multiple thereof, of the principal sum hereinafter mentioned, or may pay the entire amount due according to the terms of this contract at any time hereafter.

It is further understood and agreed that the party of the second part may, at any time when not in default of any payment of principal or interest, sell and assign his interest in this contract and in the property hereinbefore described, on condition however, that such assignee take the same subject to all the conditions herein set out.

It is further understood and agreed that time is the essence of this contract.

It is further understood and agreed that parties of the first part shall make and execute a warranty deed to the above described property, which said deed shall be deposited in Escrow with a copy of this contract in the aforesaid Bank of Commerce, to be delivered by said Bank of Commerce to the party of the second part upon payment to said Bank of Commerce by the party of the second part of all the sums hereinbefore mentioned and the performance of all the conditions herein imposed upon said party of the second part by the terms of this contract; and upon default of any payment, or breach of any condition herein named, by party of the second part, said contract and deed so held in escrow shall be re-