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F. L. ...
C. D. ...

B. H. Engleton.

The man who sells -

Tulsa, Oklahoma.

Real Estate.

This agreement made this 11th day of January 1915 by and between J. H. Boyd - by L. H. Gore agent party of the first part and Eustis P. Edwards of Lawrence Okla. party of the second part, witnesseth that, in and in consideration of Twenty-five hundred dollars (\$2500) recd by said first furnished, abovementioned, of which is hereby acknowledged as part payment, balance payable as having heretofore stated, the party of the first part agrees and binds himself to sell, convey and deed by warranty deed, to the party of the second part, the following described land, situated in the city of Tulsa, Oklahoma, to wit: The east-fifty feet (50 ft) of Lot three (3) Block eighty-six (86) in Tulsa Oklahoma. It is understood and agreed by said second party that this contract shall not be effective or binding on first party if said first party is now obligated and legally bound to sell a half interest in his two story brick building Lot 5 - Block 87, Tulsa, Oklahoma to certain parties, represented by E. D. Lynch, and this contract is cancelled when sale now pending is made, and the said first party further agrees to perfect title of said tract and furnish an abstract of the same showing said perfect title within ten days from the date hereof. It being understood that the said first party binds himself to perfect said title and furnish said abstract and in event of his failure so to do the said second party may perfect said title and deduct the cost thereof from the balance due on said land. When said title is perfected and said abstract furnished, the balance of the purchase price Twenty five hundred dollars shall be immediately due and payable to said party of the first part and a failure on the part of the said second party to make such payment within 30 days shall work a forfeiture of the part payment herein acknowledged and shall cancel this