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land bounded by lines drawn as follows:

COMPARED

Beginning at a point in the east line of said lot seven (7) block one hundred four (104) 50 feet southerly from the northeasterly corner of said lot, running thence north along said easterly line of said lot seven (7) a distance of 5 feet, thence westerly and parallel to the northerly line of said lot seven (7) a distance of 75 feet; thence southerly and parallel with the easterly line of said lot seven (7) a distance of 5 feet; thence easterly and parallel with the northerly line of said lot seven (7) a distance of 75 feet to the place of beginning.

The parties of the first part agree to furnish to the party of the second part, within five (5) days of the date of this agreement, a full and complete abstract of title certified to date by a responsible bonded abstract company; and the party of the second part is to have fifteen (15) days from the date of the delivery of such abstract to Randolph, Haver and Shirk, for the party of the second part within which to examine the same and report thereon to the party of the first part.

The parties of the first part agree to show good fee simple title to said real estate in themselves, free and clear of all liens, easements, taxes and encumbrances of any kind whatsoever, except unmatured installments of special assessments, with good right to convey said property, and to execute and acknowledge a general warranty deed (excepting unmatured installments of special assessments) on its face conveying the above described real estate to the party of the second part, and to place the party of the second part in the actual and undisputed possession of the above described real estate on or February 1, 1924.

It is agreed between the parties hereto that the aforesaid deed so executed and acknowledged shall be deposited in escrow together with copy of this agreement in the First National Bank of Tulsa, Oklahoma, and said bank is hereby instructed to hold said deed in escrow, together with this agreement until the 5th day of January, 1924, unless the same is prior to that date delivered to the party of the second part hereto, at the written request of both parties to this agreement; and upon the payment by the party of the second part of the sum of twenty five thousand five hundred dollars (\$25,500.00) to said bank for the credit of the parties of the first part, the said bank is hereby empowered and instructed to deliver the aforesaid deed to the party of the second part.

If it appears from the examination of the title that it is not merchantable or is in any manner encumbered, then the party of the second part at its option, may allow the parties of the first part an extension of time (not to exceed thirty (30) days from the expiration of the above mentioned fifteen (15) days, in which to perfect the title, and the parties of the first part in this event agree to perfect said title within said thirty (30) days.

And the party of the second part promises and agrees to pay to the credit of the parties of the first part the said sum of \$25,500.00 between the first and fifth day of January, 1924, upon the delivery of said deed, after said title shall have been shown perfect and complete in the parties of the first part, or shall pay said sum upon the delivery of said deed after the correction of said title within and above mentioned extension of thirty (30) days if such extension shall have been granted by party of the second part.

This agreement shall be binding upon the parties hereto and upon their heirs, executors, administrators, successors and assigns.

In witness whereof the parties hereto have executed these presents the 4th day