

THIS CONTRACT OF SALE Made this 27<sup>th</sup> day of August 1941, between Bernadette Spalding, widow, and Mary E. Spalding, widow individually and as natural guardian of Jack Carter Spalding, Sellers and Ann M. Eckenrode and Bernard J. Eckenrode, Buyers.

W I T N E S S that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate, lying and being in the State of Maryland, County of Frederick, at or near the southern edge of the town of Emmitsburg, and designated as lots numbered twenty-four (24) and Fifty-seven (57) on a plat marked "Annan, Horner and Company Development," at and for the price of Fifteen (\$1500) and Ten (\$1000) Dollars which One Hundred (\$100.00) Dollars have been paid hereof, and the balance to be paid of this Contract by the Buyer.

The Buyer shall be responsible for the payment of the unpaid purchase money and interest thereon to be computed at the Buyer's expense. The Seller shall deliver to the Buyer the property by a good and lawful title free of liens and encumbrances.

The Seller shall pay the interest, taxes and other public charges against the property until the date of settlement, at which time the same shall be apportioned as of date of settlement, at which time possession shall be given; and the said parties hereto hereby bind themselves, their heirs, executors and administrators, for the faithful performance of this agreement.

This Contract is subject to the approval of the Circuit Court for Frederick County.