

EXHIBIT "A"

This CONTRACT OF SALE, made this ^{1st} day of April, 1954, by and between Amos A. Holter, Trustee in No. 16,601 Equity, hereinafter called "Vendor," and Willie A. Davis and Wilda M. Davis, his wife, hereinafter called "Vendees," all of Frederick County, Maryland,

W I T N E S S E T H :

That for and in consideration of the mutual promises and agreements hereinafter set forth by and between the parties hereto, the said Vendor does hereby agree to sell unto the said Vendees, and the said Vendees do hereby agree to purchase from the said Vendor,

All that lot or parcel of land situate, lying and being along the road leading from Urbana to Thurston, in Urbana Election District, Frederick County, Maryland, containing 1.85 acres of land, more or less.

Being all and the same real estate which was conveyed unto Frazier T. Webb and Amelia M. Webb, his wife, by Harry M. Roderick, et. ux., by deed dated May 19, 1948, and recorded in Liber No. 472, folio 161, one of the Land Records of the County aforesaid.

And being also the same real estate described and conveyed in a deed from Charles McC. Mathias, Trustee, unto the Vendor herein, dated July 22, 1953, and recorded in Liber No. 522, folio 57, one of the Land Records of Frederick County.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

The sale herein is made subject to the following terms, conditions, provisions and agreements:

1. The Vendees agree to assume and pay unto the said Vendor the sum of Two Hundred Ten Dollars (\$210.00), being the balance of the unpaid rent account of Frazier T. Webb and Amelia M. Webb, his wife, former tenants of the aforesaid premises, and, in addition, the said Vendees agree to pay unto the said Vendor for the aforesaid real estate the sum of Four Thousand, Seven Hundred Ninety Dollars (\$4,790.00), which said purchase money the said Vendees agree to pay as follows: (1) On or before thirty (30) days from the date hereof, the sum of Two Hundred Ninety Dollars (\$290.00) in cash; and (2) by the execution and delivery unto the said Vendor of a purchase money mortgage encumbering the afore-