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Received from GEORGE C. + STELLA M. DELBROOK

a deposit of (\$1450.00)
to be applied as part payment of the purchase of Lot 1 in Block 2, with
improvements thereon known as VACANT LAND CONTAINING 33,941 SQUARE FT. IN
ROLLING GREEN SUBDIVISION in the State of Maryland, upon the following terms of sale:

Total price of property ONE THOUSAND FOUR HUNDRED FIFTY DOLLARS
Dollars (\$ 1450.00).

The purchaser agrees to pay _____
Dollars (\$ _____)

cash at the date of conveyance, of which _____ of this deposit shall be a part.
The purchaser is to assume, give, place, take title subject to, a first deed of trust operation
the premises of NONE

due _____, 19 _____, bearing interest at the rate of _____ percent
per annum, payable _____

The balance of deferred purchase money is to be secured by a deed of trust on said
property, to be paid in monthly installments of _____ Dollars (\$ _____)
or more, including interest at the rate of _____ per centum per annum, each installment when so
paid to be applied, first, to the payment of interest on the amount of principal remaining unpaid
and the balance thereof credited to principal.

Trustees in all deeds of trust are to be named by the parties secured thereby.
The property is sold free of encumbrance except as aforesaid; title is to be good of record and in fact subject, however, to covenants,
conditions and restrictions of record if any; otherwise said deposit is to be returned and sale declared off at the option of the purchaser,
unless the defects are of such character that they may readily be remedied by legal action, but the seller and agent are hereby expressly
released from all liability for damages by reason of any defect in the title. In case legal steps are necessary to perfect the title, such action
must be taken by the seller promptly at his own expense, whereupon the time herein specified for full settlement by the purchaser will
thereby be extended for the period necessary for such prompt action.
Rents, taxes, water rent, insurance and interest on existing encumbrances, if any, and operating charges are to be adjusted to the
date of transfer. Taxes, general and special, are to be adjusted according to the certificate of taxes issued by the Treasurer of the
County, except that assessments for improvements completed prior to the date hereof, whether assessment therefor has been levied or not,
shall be paid by the seller or allowance made therefor at the time of transfer. If the property is serviced by the Washington Suburban
Sanitary Commission, annual benefit charges of said Commission are to be adjusted to date of transfer and assumed thereafter by purchaser.
Examination of title, tax certificate, conveyancing, notary fees and all recording charges, including those for purchase money trust,
if any, are to be at the cost of the purchaser; provided, however, that if upon examination the title should be found defective the seller
hereby agrees to pay the cost of the examination of the title and also to pay to the agent herein a commission hereinafter provided for just
as though the sale had actually been consummated and all the terms of this contract complied with.
~~Within _____ days from the date of acceptance of the deed by the buyer or as soon thereafter as a report
on the title can be secured if previously ordered, the seller and purchaser shall execute and agree to make full settlement in accordance
with the terms hereof. If the purchaser shall fail so to do, the deposit herein provided for may be forfeited at the option of the seller, in
which event the purchaser shall be relieved from further liability hereunder, or without forfeiting the said deposit the seller may avail
himself of any legal or equitable rights which he may have under this contract in the event of the forfeiture of the deposit the seller
shall not be again open to the threat of a commission for his services to him.~~

Settlement is to be made at the office of _____ (Name of Broker)
or at the Title Company searching the title, and deposit with the Title Company or with _____ (Name of Broker)

of the purchase money, the deed of conveyance for execution and such other papers as are required of either party by the terms of this
contract shall be considered good and sufficient tender of performance of the terms hereof.
Seller agrees to execute the usual ~~conveyance~~ warranty deed.

Property to be sold subject to an existing tenancy as follows: NONE

Seller agrees to give possession at time of settlement, and in the event he shall fail so to do he shall become and be thereafter a
tenant by the week of the purchaser and hereby waives all notice to quit and purchaser may proceed to recover possession of said
premises under and by virtue of the provisions of the Laws of Maryland or by such proceedings as may be in use in like proceedings
between landlord and tenant. (Strike one of the two foregoing sentences.)
The risk of loss or damage to said property by fire or other casualty until the deed of conveyance is recorded is assumed by the seller.
All notices of violations of local ordinances or requirements, issued by legal authority or prosecutions in any court on account thereof
against or affecting the property at the date of the settlement of this contract shall be defended or complied with by the seller and the
property conveyed free hereof. This provision shall survive the delivery of the deed hereunder, regardless of knowledge or notice of the
same on the part of purchaser.

The seller agrees to pay to _____ (Name of Broker)
his agent, a commission amounting to _____ and the Title Company, or the Real Estate Office, through
which settlement is made is hereby authorized and directed to make deduction of the aforesaid commission from the proceeds of the sale
and to make payment thereof to the said agent. ~~Such deposit to be held by _____ (Name of Broker)~~
until settlement hereunder is made.

The principals to this contract mutually agree that it shall be binding upon their respective heirs, executors, administrators or
assigns.
This contract, made in triplicate, when ratified by the seller contains the final and entire agreement between the parties hereto and
they shall not be bound by any terms, conditions, statements or representations, oral or written, not herein contained.

Agent.

We, the undersigned, hereby ratify, accept and agree to the above memorandum of sale and
acknowledge it to be our contract.

Property is to be conveyed in the name of GEORGE C. + STELLA M. DELBROOK

October 19, 19 60

George C. Delbrook, Stella M. Delbrook
Purchaser.
Regina B. George
Seller.
Regina B. George
TRUSTEE