

REF 541, 510  
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of the Land Records of Frederick County.

SECOND: The purchase price of the property herein bargained and sold shall be the sum of Eleven Thousand, Six Hundred Dollars (\$11,600.00), of which sum No Dollars is paid simultaneously with the execution hereof, said sum of Eleven Thousand, Six Hundred Dollars (\$11,600.00) to be payable at the rate of Ninety Dollars and Eighty-four Cents (\$90.84) per month, principal and interest, beginning on the 2nd day of September, 1960 and continuing on the 2nd day of each and every month thereafter until the full principal sum, plus all unpaid interest at the rate of Six Per Cent (6%) is paid in full, with the option in the Purchasers to pay any or all of said amount prior to said final payment date. There shall be no penalty for prepayment of this loan prior to maturity thereof.

THIRD: It is mutually understood and agreed that the Sellers herein shall pay the taxes and insurance on the real estate and improvements thereon during the existence of this Contract of Sale.

FOURTH: It is understood and agreed that the installment payments hereinabove provided shall be applied in payment of the principal balance, plus all unpaid interest, owed by the Purchasers.

FIFTH: In the event the Purchasers fail to pay any of the installments of principal and interest as provided, provided that the Sellers shall have given unto the Purchasers 30 days notice of their failure to have complied with the aforesaid payments, or in the event the Purchasers fail to comply with any other terms, conditions or covenants of this contract and also provided the Sellers have given the said Purchasers 30 days written notice of said failure, the contract shall be in default and the Sellers shall have the right and privilege to make sale of the property herein described under the terms and conditions provided in Section 123 of Article 21 of the Annotated Code of Maryland, and the Purchasers do hereby consent to the sale of said property in the event of said default by the Sellers, their personal representatives, heirs or assigns, and in the event default occurs as hereinabove provided, the Purchasers do hereby covenant and agree to give up peaceful possession of said premises to the Sellers for the purpose of the sale of the real estate herein described prior to the date of the ratification of said sale by the Circuit Court for Frederick County, sitting In Equity.

SIXTH: It is further covenanted and agreed that when 40% of the principal balance of the purchase price herein provided for shall have been paid by the Purchasers, the Purchasers shall have the right to demand from the Sellers a deed conveying the property herein described upon offering to give unto the Sellers a purchase money mortgage for the