

THIS CONTRACT OF SALE, made in quadruplicate, this 29 day of November, 1965, by and between Fannie F. Strippy, Widow, individually, and as next friend of Cleda F. Strippy, unmarried, Leo C. Strippy and Mable Strippy, his wife, Paulene Frampton and Robert Frampton, her husband, and Elizabeth Cornell and Eugene Cornell, her husband, hereinafter called Sellers, and Marvin B. Payne and Audrey L. Payne, his wife, hereinafter called Purchasers.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the Sellers do hereby bargain and sell unto the Purchasers, and the Purchasers do hereby purchase of and from the Sellers, all of the following described real estate, together with the improvements thereon, situated and lying in Brunswick, Frederick County, Maryland, and being known and designated as lot #4 on a plat of the property of John L. Jordan, made by R. A. Rager, County Surveyor, and recorded in Liber JLJ #14, Folio 12, one of the land records of Frederick County, Maryland, and being all and the same real estate which was conveyed unto Charles E. Strippy now deceased, by deed from Daniel W. Strippy and Fannie A. Strippy, his wife, which said deed was dated June 10, 1904, and is recorded among the land records aforesaid in Liber 267, Folio 113, upon the following terms, conditions, and limitations, to-wit:

FIRST: That the purchase price shall be the sum of Seven Thousand, Five Hundred Dollars (\$7,500.00), of which said sum One Hundred Dollars (\$100.00) is paid simultaneously with, or immediately prior to the execution of this Contract of Sale, with the balance thereof to be paid in cash at the time of settlement.

SECOND: Fullpossession of the premises hereby bargained and sold are to be delivered unto the purchasers on or before September 29, 1965; it is further understood by and between the parties hereto, subject to the provisions hereinafter set forth, that final settlement is to be had as soon as the sellers are in a position to deliver a good and marketable fee simple title to the real estate herein bargained and sold and the Sellers agree, by the execution of this Contract of Sale, to take immediate steps to this end and to prosecute the same at all reasonable dilligence.

THIRD: It is understood and agreed by and between the parties hereto that the purchasers are to be tenants from month to month of the sellers until settlement is consummated as herein provided and that during said tenancy they are to pay unto the said sellers the sum of Seventy Five Dollars (\$75.00) per month, commencing on October 29, 1965, and a like sum on the 29th day of each and every month thereafter until the date of final settlement as herein set forth, except that the said purchasers are to pay unto