

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

1. It is agreed by and between the parties hereto that the purchase price of the real estate hereinbefore described shall be the sum of Three Thousand, Eight Hundred Fifty Dollars (\$3,850.00), of which the sum of One Thousand Dollars (\$1,000.00) has been paid in cash at and before the execution of these presents, the receipt of which is hereby acknowledged, and the residue, to-wit, the sum of Two Thousand, Eight Hundred Fifty Dollars (\$2,850.00) will be paid on the 1st day of March, 1942, upon the conveyance of title by the Parties of the First Part, or their legally constituted representative or representatives, unto the Party of the Second Part by a good and sufficient deed for the said real estate.

2. It is further agreed that the Parties of the First Part shall cause to be instituted in the Circuit Court for Frederick County, without unreasonable delay, appropriate proceedings to procure the confirmation of this Contract, and that upon the approval thereof by the said Circuit Court for Frederick County in Equity and upon the payment of the whole of the purchase money, as hereinbefore provided, the said Parties of the First Part agree to convey their interest in said real estate in their individual right, or by such legally constituted representative or representatives as the said Court may appoint, unto the Party of the Second Part, or his nominee or nominees, by a good and sufficient deed conveying a good, marketable title, free, clear and discharged of all liens and encumbrances.

3. It is further agreed by and between the parties hereto that all taxes and assessments levied against the said real estate shall be adjusted to the date of settlement; and that the Parties of the First Part shall bear at their own expense the cost of the said Equity proceedings, and of the deed of conveyance, together with United States Internal Revenue Stamps requisite for