

mentioned real estate in the principal amount of Four Thousand, Five Hundred Dollars (\$4,500.00), bearing interest at the rate of five per cent (5%) per annum, which said mortgage shall be payable in monthly installments of not less than Fifty Dollars (\$50.00), the first of which said installments shall be due and payable on the *1st* day of *May*, 1954, and shall be applied, first, to the payment of interest on the unpaid principal balance of the purchase money hereinbefore set forth, and, secondly, the residue to the reduction of the principal balance of the said purchase money. Upon the payment of the cash hereinbefore mentioned and the execution of the purchase money aforesaid, the said Vendor agrees to convey a good, marketable, fee simple title to the said real estate by a good and sufficient deed unto the said Vendees, their nominee or nominees, free, clear and discharged of all liens and encumbrances.

2. It is further agreed that full possession of the aforesaid premises will be given upon delivery of title as aforesaid, and that all State and County taxes assessed against the said premises for the year 1954 will be adjusted as of the date of final settlement.

3. It is further agreed that the cost of preparing the deed of conveyance for the said real estate and the Federal Revenue Stamps requisite therefor shall be borne by the said Vendor, but that the said Vendees will bear, at their expense, all other costs in connection with the proposed transfer.

4. It is further agreed and stipulated that the sale herein was consummated through the services of Calvin S. Lohr, Esq., Realtor, for which said services the said Vendor agrees to pay unto the said Realtor the customary commission of five per cent (5%) on the total consideration paid under the terms and provisions of these presents.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, in duplicate, the date hereinbefore set forth.

Witness:

*Dorothy E. Keyes*  
Dorothy E. Keyes

*Dorothy E. Keyes*  
Dorothy E. Keyes

*Amos A. Holter* (SEAL)  
Amos A. Holter  
Trustee in No. 18,601 Equity Vendor

*Willie A. Davis* (SEAL)  
Willie A. Davis

*Willie M. Davis* (SEAL)  
Willie M. Davis Vendees

Filed April 28, 1954