

"EXHIBIT NO. 2"

## CONTRACT OF SALE

This Contract of Sale made this 10th day of October, 1949,  
 by Eloise K. Groff and Amos A. Holter, for Emma C. Groff  
 hereinafter called sellers and George R. I. Hargis  
 and \_\_\_\_\_ hereinafter called purchasers.

Witnesseth: That for and in consideration of the sum of  
Ten Thousand and 00/100----- Dollars (\$ 10,000.)

to be paid to the sellers, as hereinafter specified, the said  
 sellers do hereby agree to sell to the said purchasers, who do  
 hereby agree to purchase the following described property:

All that lot or parcel of land situate, lying and being on the north  
 side of East Second Street, in Frederick City, Frederick County, Md.,  
 and fronting on the north side of said street 31 feet, more or less,  
 and running back of an even width for depth in a northerly direction  
 to an alley in the rear of said lot. The property herein conveyed  
 being the western half of Lot No. 295 on the Plat of Fredericktown  
 and improved with a dwelling house now known as No. 221 E. Second  
 Street. Recorded in Liber No. 457, folio 47, one of the land  
 records for Frederick County, together with all improvements thereon  
 and therein.

## THIS SALE IS MADE UPON THE FOLLOWING TERMS AND CONDITIONS

FIRST That the purchasers do hereby pay unto the sellers the sum  
 of Five Hundred and 00/100----- Dollars (\$ 500.00 )

the receipt of which is hereby acknowledged as down payment.

It is further understood and agreed that this contract of sale  
 shall be null and void and that the down payment above mentioned  
 shall be returned if not accepted by all parties concerned on or  
 before October 21, 1949.

SECOND That the said purchasers will pay the balance of the purchase price ~~within~~  
 on or before December 7<sup>th</sup>, 1949 upon receiving

from the sellers a good and sufficient deed conveying the fee  
 simple marketable title to the aforesaid property free of all  
 liens and encumbrances.

THIRD That the said sellers do hereby agree that upon the payment  
 of the balance Nine Thousand, Five Hundred and 00/100----- Dollars  
 (\$ 9,500. ) of the purchase price on or before December 7<sup>th</sup>, 1949,

as aforesaid, they will deliver possession of the aforesaid  
 property to the purchasers, and will also execute, acknowledge and