

requisite for the aforesaid deed of conveyance, and, in addition, will bear the cost of recording the said instruments.

11. It is expressly understood and agreed by and between the parties hereto that this Contract of Sale and all rights arising hereunder shall be assignable and transferable.

12. It is further agreed and understood that the sale herein was effected by the services of George M. Chapline, Esq., Realtor, Frederick, Maryland, and that the said Vendors will pay said Realtor all commissions for his said services in accordance with the terms of the Agreement existing between the said Vendors and the said Realtor.

13. It is further expressly agreed and understood by and between the parties hereto that the terms and provisions of this Contract of Sale shall be binding upon the heirs, devisees, personal representatives and assigns of the respective parties hereto.

14. It is further expressly covenanted and agreed between the parties hereto that all monthly payments to be made hereunder for the account of the said Vendees shall be forwarded by mail, pending further notice, to the said Vendors, addressed to the said Vendors at 600 Talbot Avenue, Laurel, Maryland.

15. It is further covenanted and agreed by and between the parties hereto that the said Vendors shall have no right to terminate this agreement in event the said Vendees shall by any court of competent jurisdiction be adjudged bankrupts or insolvents, or the said Vendees shall make an assignment for the benefit of creditors, or any judgment or lien shall be recovered against the said Vendees which shall be a lien or encumbrance against the premises herein sold and the same not discharged, paid or satisfied by the said Vendees within sixty (60) days after final adjudication thereof, so long as the monthly payments stipulated to be made both on account of the mortgage indebtedness chargeable against said premises and the deferred balance due on account of purchase money to the said Vendees, but in event the said monthly payments shall not be kept current, and upon the happening of any of the aforementioned events, then at the option of the said Vendors all sums paid under the terms of this Contract of Sale, and all improvements made on the said premises by the said Vendees, shall