

residue of the said purchase money, the Vendors agree to convey a good, marketable, fee simple title to the real estate herein before described, by a good and sufficient deed unto the said Vendees, free, clear and discharged of all liens and encumbrances, including 1952 taxes.

2. It is further understood and agreed that the said Vendees shall have the right to enter said property and premises for the purpose of making certain necessary repairs and improvements immediately upon the execution of this Contract.

3. It is further agreed that the Vendors shall immediately have all of the insurance policies on the property hereinbefore described so endorsed as to protect all parties hereto as their interests may appear and to continue said insurance in force during the life of this Contract.

4. It is further agreed that the costs of the preparation of the deed of conveyance for the said real estate and for furnishing United States Internal Revenue stamps, requisite for the said deed, shall be borne by the said Vendors.

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

Witness:

\_\_\_\_\_  
W. Elmer Buhrman (SEAL)

\_\_\_\_\_  
Charles McC. Mathias (SEAL)  
Substituted Trustees in No. 16,394  
Equity. - Vendors

\_\_\_\_\_  
Harry Gerhart (SEAL)

\_\_\_\_\_  
Rachael Gerhart (SEAL)  
Vendees.

*Filed September 25, 1952*