

of which said sum Five Hundred Dollars (\$500.00) has been paid, at and before the execution of these presents, the receipt of which is hereby acknowledged, and the residue, to-wit: the sum of Sixteen Thousand Dollars (\$16,000.00) shall be paid upon conveyance of title by the Parties of the First Part, or their legally constituted representative or representatives, unto the Parties of the Second Part by a good and sufficient deed for 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, Maryland, without unreasonable delay, appropriate proceedings to secure the confirmation of this Contract of Sale, and upon the approval thereof by the said Circuit Court and upon the payment of the whole purchase money as hereinbefore provided, the said Parties of the First Part agree to convey their interest in the said real estate in their individual capacities, or by such legally constituted representative or representatives as the said Court may appoint, unto the Parties of the Second Part, their nominee or nominees, by a good and sufficient deed conveying a good, marketable, fee simple title, free, clear and discharged of all liens and encumbrances other than State, County and Municipal taxes, and water rent and sewer charges assessed against the said premises, which shall be adjusted as of July 1, 1961.

3. It is further agreed by the parties hereto that upon the execution of these presents that the Parties of the Second Part may enter into possession of the said premises, but that no structural changes shall be made to said premises pending conveyance of title thereto.

4. It is further agreed by and between the parties hereto that the Parties of the First Part shall provide, at their expense, the deed of conveyance, and shall further furnish Federal Revenue Stamps requisite for said deed, but that the Parties of the Second Part shall furnish, at their expense, the Maryland Stamps required for said deed, and shall bear all other costs incident to the proposed transfer.

5. It is understood and agreed that the proposed sale was effected by the services of George M. Chapline, Esq., Licensed Realtor,