1. It is agreed by and between the parties hereto that the purchase price of the aforesaid real estate shall be the sum of Nine Thousand, Two Hundred Fifty Dollars ($9,250.00), 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 Eight Thousand Seven Hundred & Fifty Dollars ($8,750.00), shall be paid upon conveyance of the title by the Parties of the First Part, or their legally constituted representative or representatives, or trustee to be appointed by the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, unto the Parties of the Second Part, by a good and sufficient deed for the afore-mentioned real estate and the improvements thereon.

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 procure 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 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, or trustee or trustees, as the Court may appoint, unto the Parties of the Second Part, their nominee or nominees, by a good and sufficient deed conveying a good and marketable, fee simple title, free, clear and discharged of all liens and encumbrances, other than State, County, and Town taxes assessed against the said premises which shall be adjusted as of the date of final settlement.

3. 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