

30, 1962, attached hereto and made a part hereof, which said parcels or tracts of land were conveyed by deed dated November 15, 1930 from Ervin Young and Mary A. Young, his wife, unto S. Price Young and Margaret A. Young, recorded in Liber 376, Folio 264, one of the Land Records of Frederick County, Maryland; upon the following terms and conditions:

(1) The purchase price for the above described real estate shall be the sum of Thirty Three Thousand, Two Hundred and Fifty Dollars (\$33,250.00), said purchase price to be paid in the following manner: One Thousand Dollars (\$1,000.00) as down payment has been tendered by the Purchaser unto the Sellers prior to the execution of these presents, the receipt of which is hereby acknowledged; Nineteen Thousand Dollars (\$19,000.00) to be paid at the time of final settlement; and the balance in amount of Thirteen Thousand, Two Hundred and Fifty Dollars (\$13,250.00) to be paid by a promissory note to be given by the Purchaser unto the Sellers, payable one year after date, with interest at the rate of 6% per annum on the unpaid balance, said note to be secured by a mortgage from the Purchaser unto the Sellers, and to be subordinated to a lien created by a mortgage from the Purchaser to a lending institution of its choice in amount of Nine Thousand Dollars (\$9,000.00).

(2) Settlement shall be within thirty days following the ratification and approval of this agreement by the Circuit Court of Frederick County, Maryland, if such should occur. It is agreed by and between the parties that the Sellers shall furnish, at their expense, a deed conveying a good and merchantable title to the real estate, and shall furnish Federal revenue stamps requisite on said deed, and the Purchaser shall furnish State revenue stamps on the deed and pay all other costs of conveyancing. State and County taxes shall be pro-rated as of the date of final settlement.

(3) It is agreed by and between the parties hereto that the down payment in amount of One Thousand Dollars (\$1,000.00) shall be forfeited