

It is the intention of the Seller Gladys Boyd Brooks to convey all her right, title and interest in the above described property, including the undivided one-half conveyed to her by deed of Roy Dunlap and also her interest as devisee under the Will of Clarence M. Brooks.

TOGETHER with all and singular the rights, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining.

ALL right, title and interest of the Sellers in and to the personal property which is appurtenant to or used in the operation of said premises, including but not limited to, all of the wall to wall carpets, all venetian blinds, electric dishwasher and disposal, television antenna and wiring, electric hot water heater, attic fan and all awnings, are included in this sale. The electric stove, washing machine, ^{dryer}/deep freeze, drapes and refrigerator, presently on the premises are not covered by this contract.

The Sellers agree to convey the property hereinabove described by fee simple deed, with general warranty of title, free of liens, encumbrances, assessments or taxes upon payment by the Purchaser of the balance of the purchase price as hereinabove provided.

Taxes for the year 1957 shall be pro-rated as of the date of the delivery of the deed and completion of said sale.

The risk of loss or damage to the buildings on the above described property by fire, or the elements, or by any cause whatsoever, until the delivery of the deed, is assumed by the Sellers, and the Sellers agree to carry and pay for fire and extended coverage insurance on the buildings, payable to the Sellers and Purchaser as their interests may appear, in the sum of \$20,000.00. If prior to the closing of this transaction all or a material part of the home on the premises is destroyed by fire, or the elements, by any other cause whatsoever, or a material part of the property is taken by eminent domain, the Purchaser may, by written notice to the Sellers, elect to cancel this contract of sale prior to the date for closing. In such event both parties shall be relieved and released of and from any further liability hereunder and the Sellers shall forthwith repay to the

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