

4. At the time the sale is closed the sellers will convey to the buyer a good and marketable fee simple title in said property, free of any liens or encumbrances except 1968 County taxes and the various easements and reservations contained on the deed aforementioned.

5. If at the time of the sale there are any unpaid claims against the estate of James F. Bolt they shall be paid out of the sales price, and if it is not possible to satisfy said claims, releases will be obtained from the creditors or the sale may be cancelled by the buyer at her option.

6. The sellers further agree that the down payment shall be held by C. D. Bolt as executor of the estate of James F. Bolt as part of the assets of said estate available for payment of creditors, and that no part of said down payment will be distributed to any of the parties until the sale is closed.

The sellers shall pay all expenses in connection with the preparation of the deed or deeds, and the documentary stamps. Taxes shall be prorated as of April 1, 1968.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 22 day of April, 1968.

Witnesses:

<u>Wm J Clayton</u>	<u>Evelyn Dean Blackwell</u> Evelyn Dean Blackwell, Buyer
<u>Mr John Bentley</u>	<u>James W Bolt</u> James W. Bolt, Seller
<u>Ben Lane</u>	<u>C D Bolt</u> C. D. Bolt, Seller
<u>Mr. Imozelle F. Morris</u>	<u>Harold L Bolt</u> Harold L. Bolt, Seller
<u>Cecil S. Morris, Sr.</u>	<u>Marie B. Rhoden</u> Marie B. Rhoden, Seller
<u>Emmet Smith</u>	<u>Beatrice B. Quinn</u> Beatrice B. Quinn, Seller
<u>Mr Ernest Smith</u>	<u>Frank Bolt Jr</u> Frank Junior Bolt, Seller
<u>Harry H. Rice</u>	
<u>Iris G. Rice</u>	
<u>Robert E. Kibler</u>	
<u>Wm C. Kime</u>	

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