

2. The total sales price is \$7,650.00, \$200.00 of which has been paid in cash upon execution of this contract, receipt thereof is hereby acknowledged, \$3,585.00 which is the balance due on the mortgage which the Purchasers are assuming to Bessie B. Irvin, and \$3,865 being the balance due to J. E. Howard.

3. It is mutually agreed that when the total purchase price has been reduced to the extent of \$1,000.00, the seller will execute and deliver unto the Purchasers a good and marketable title in fee simple, free and clear of any liens and encumbrances with the exception of the Bessie B. Irvin mortgage which will be expressly assumed by the Purchasers, and the Seller will accept a mortgage for the balance then due payable according to the terms set out in this Contract.

4. It is understood that the \$38.29 payment includes the fire insurance on the premises but the Purchasers agree to pay all taxes assessed against said property beginning with the year 1970.

5. In consideration of the covenants and promises on the part of the Seller, the Purchasers agree to purchase said property and pay the purchase price in the manner stipulated in this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8 day of April, 1970.

IN THE PRESENCE OF:

W. H. [unclear]
Jay R. Patten

J. E. Howard
J. E. Howard, Seller

William D. Hyde
William D. Hyde, Purchaser

Elizabeth M. Hyde
Elizabeth M. Hyde, Purchaser

Mary V. Howard
Mrs. J. E. Howard

(Continued on next page)