

At the end of the ten (10) months period, that is, on or about the 15th of February, 1964, the seller shall execute and deliver to the purchaser a warranty deed conveying a fee simple title free and clear of liens and encumbrances and at this time the purchaser shall assume the existing balance under the aforesaid mortgage to Fidelity Federal Saving and Loan Association.

If the purchaser shall default upon the payment of the Twenty Five and no/100 (\$25.00) Dollars payment to the seller or the monthly payment to Fidelity Federal Savings and Loan Association then this contract shall be null and void and the amount paid to the seller and paid to Fidelity Federal Savings and Loan Association shall be retained by the seller as rent on these premises.

As of this date the purchaser shall be responsible for the insurance and the taxes shall be pro-rated. The purchaser shall also pay all attorney's fees and the recordation costs of all instruments connected with this transaction.

WITNESS MY HAND AND SEAL this 13th day of March, 1963.

WITNESS:

Anna N. Harris
Leo H. Key

Benjamin V. Glick
Martin E. Carter
Juella M. Glick
Yvonne Carter