

of the U. S. of America, recorded in Deed Book 378 at Page 315, and that certain right-of-way 74' in width heretofore granted Duke Power Company and recorded in Deed Book 418 at Page 546, said R. M. C. Office.

Payment as outlined above shall be made by the Purchaser as follows:

1. The sum of Five Thousand (\$5000.00) Dollars heretofore paid by the Purchaser to the Sellors (receipt whereof is expressly acknowledged) shall be credited on the purchase price of this property and applied on this agreement by way of binder;

2. The further sum of Twenty-five Thousand (\$25,000.00) Dollars (receipt whereof is expressly acknowledged) shall be paid to the Sellors by way of additional binder upon the execution of this instrument;

3. The balance shall be due and payable on or before the 4th day of June, 1951, unless, however, at that time the new survey and plat to determine the exact acreage contained in Tract 2 shall not have been completed, in which event settlement shall be made on the assumed basis that said Tract 2 contains 98.32 acres, the Purchaser to pay on the basis of Two Hundred Fifty (\$250.00) Dollars per acre for any increase above 98.32 acres as may subsequently be revealed by said survey, and the Sellors to rebate the Purchaser on the same basis should the survey reveal a lesser number of acres.

It is expressly agreed that this agreement supersedes any contract of sale or prior agreement relating to the above property heretofore entered into between the parties hereto.

The Sellors agree that upon payment of the sums as above set forth to deliver to the Purchaser a good, fee simple, properly stamped, general warranty deed conveying ^{said premises subject to} any rights-of-way or easements for utility purposes as may now be of record affecting said property, and subject only to the lease to the Government of the 2.6 acre tract hereinabove mentioned, and subject to the