

undivided one-half interest.

2) The surviving party shall pay, for the undivided one-half interest of the deceased party, the gross sum of Seven Thousand Five Hundred and no/100 (\$7500.00) Dollars. There shall be deducted from the gross price the normal expenses of the seller, i.e., stamps for deed, pro-rated taxes, etc. In addition thereto, if at the time one of the parties hereto dies there is a subsisting lien of mortgage on said premises executed by both parties hereto, then there shall be deducted from the purchase price provided for herein one-half of the balance due on said mortgage and the survivor shall have the right to either pay off said mortgage, if the terms thereof permit, or to assure payment of the balance due thereon. If the survivor elects to pay off said mortgage and in order to do so there is a prepayment penalty, one-half of said prepayment penalty shall be deducted from the purchase price set forth above.

If the deceased party has, independent of the surviving party, mortgaged his undivided one-half interest, then the entire balance due on said mortgage shall be deducted from the purchase price as herein provided and the surviving party shall have the right to either pay off said mortgage if the terms thereof permit or to assure payment of the balance due thereon. If the survivor elects to pay off said mortgage and in order to do so there is a prepayment penalty, the entire amount of the prepayment penalty shall be deducted from the purchase price set forth above.

It is agreed by the parties hereto that the purchase price of seven thousand five hundred and no/100 (\$7500.00) Dollars may be decreased or increased from time to time by mutual agreement, provided such agreement is reduced to writing and signed by both parties hereto.

3) It is further understood and agreed by the parties hereto that during the life of this agreement, neither of the parties hereto shall call their respective interest, mortgage or otherwise encumber the same, without first procuring the written consent of the other.

4) It is further understood and agreed by the parties hereto that

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