

to the purchaser in fee simple, free of lien. When the agreed sales price is paid in full, any lot or lots not previously conveyed will be then conveyed to the purchaser in fee simple, free of encumbrance or lien.

4. As a further consideration for this contract, the Purchaser hereby agrees that all houses constructed on said lots when re-surveyed shall be located so as to face Elletson Drive with the exception of one house which shall face on Dixie Avenue. All of the five houses to face Elletson Drive shall contain not less than five rooms nor less than 950 square feet of floor space, exclusive of porches. The house to face on Dixie Avenue shall contain not less than 800 square feet of floor space, exclusive of porches. Further, only one single family dwellings shall be constructed on any lot as re-surveyed, nor shall the Purchaser construct any pre-fabricated houses on any of said lots. It is expressly understood that no houses of any kind, other than garages, shall be constructed on the rear of any of the lots facing Elletson Drive.

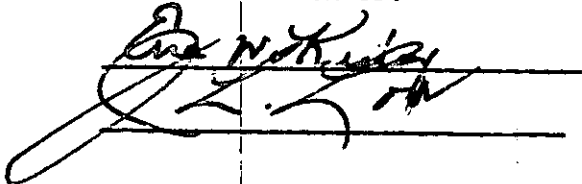
5. All of said lots are to be used for residential purposes only.

6. It is understood that time is of the essence of this contract, and should the purchaser fail to pay the balance due within one year from this date (unless the seller should extend the time for payment by an instrument in writing signed by her), then the purchaser shall forfeit all sums previously paid as liquidated damages for the breach of this contract, and the Seller will be under no obligations to the purchaser thereafter.

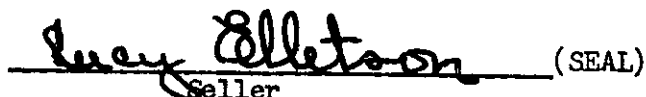
In consideration of the covenants and agreements upon the part of the Seller, the Purchaser agrees to purchase the property above described subject to all the terms and conditions hereinabove set forth and to pay the purchase price in the manner stipulated.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 1st day of April, 1953.


IN THE PRESENCE OF:



Seller

 (SEAL)

Seller

 (SEAL)

Purchaser