

III.

The Purchaser agrees to buy the real estate hereinafter described and pay for same as above stated.

IV.

The Seller does hereby agree to sell and the Purchaser hereby agrees to purchase, pursuant to the terms of this Agreement, the following:

Lot 8, Block A as shown on plat recorded in Plat Book A at page 99 upon which is located a dwelling and also the adjoining lot shown as Lot 9, Block A upon the same plat above-mentioned, said lot being vacant. Said two lots having a combined frontage of 104.75 feet on Sumner Street, with a depth of 192.1 feet on the southern side and 193.09 feet on the northern side, the width in the rear being 102.34.

Said premises being the same inherited by Mary B. Cole from her mother, Mary B. Bolt.

V.

The Closing Date shall be on or before April 20, 1972.

VI.

The taxes and assessments to be paid by the Seller shall be all the taxes and assessments for all years prior to 1972 and the pro rated taxes and assessments for 1972.

VII.

The taxes and assessments to be paid by the Purchaser shall be the pro rated taxes and assessments for 1972 and all taxes for all years subsequent to 1972.

VIII.

The Seller shall keep the property fully insured against any loss, either by fire or other casualty, until the Closing Date. In the event that prior to the Closing such property is totally or substantially damaged by reason of fire or other casualty, the Purchaser may, in the exercise of his sole discretion, terminate the

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