

Vendors reserve and shall have the right to occupy their dwelling house and outbuildings on said premises six months from the date hereof without charge.

Upon the deposit by said bank of said \$150,000.00 to the credit of said Vendors, or as the same may be reduced by any such mortgage or lien so certified to said bank, said bank shall forthwith deliver to Purchaser said bills of sale, assignments and waiver hereinbefore enumerated. Should said \$150,000.00 be reduced by the showing of any such mortgage or lien of record, upon the same being satisfied and discharged of record and said bank being so informed it shall immediately deposit to the credit of the Vendors the amount of said reduction.

Vendors will, as early as maybe, furnish and deliver to Purchaser or his attorney an abstract of title to all said lands, certified by a licensed abstractor of said County and showing Vendors, or one of them, owners of all said lands free and clear of all liens and encumbrances and subject only to the taxes thereon subsequent to the year 1954 and Purchaser shall have 30 days thereafter to examine said abstract.

If any lien or encumbrances on said land or any defect in the title of Vendors thereto is shown by said abstract the Vendors shall have a reasonable time to cure said defects or remove said liens or encumbrances to the reasonable satisfaction of the attorney for the Purchaser but should Vendors fail or neglect so to do Purchaser may proceed, by action or otherwise, to cure said defects or satisfy and discharge said lien or encumbrances in his or Vendors' names, as he may be advised, and have said abstract of title then brought to date and recertified to show said defects cured or lien or encumbrance removed and be repaid by said bank from the balance of said purchase price in its hands the reasonable cost and expense and attorney fees in so doing.

Purchaser shall inform Vendors by writing of any such defect in title or lien or encumbrances on said lands disclosed by said abstract of title and the attorney for the vendors shall at all times have the right to examine said abstract, to remove said liens or encumbrance or defect in title thereby disclosed and have the same recertified.

Should said abstract of title as so furnished or as so recertified disclose Vendors, or one of them, owners of all said lands and appurtenances free and clear of all liens and encumbrances and subject only to the taxes thereon subsequent to the year 1954 said Purchaser shall so inform said bank in writing and it shall deliver said deed with sufficient documentary stamps thereon affixed to the Purchaser and deposit to the credit of the Vendors all of said purchase price remaining in its hands.

Should Vendors be unable to cure any defect in title or remove any lien or encumbrance shown by said abstract and Purchaser desire not to proceed so to do and the parties hereto are unable to agree upon any diminution in price by reason thereof Purchaser shall have the right to submit to any Court of competent jurisdiction the question and amount of any such diminution in price by reason of any such defect in title, lien or encumbrances and the parties hereto shall abide the final determination by said Court.