

Brandt Property

This Agreement,

Made the _____ day of _____ A. D. one thousand nine hundred and seventy-six

Between RAY BRANDT and MAE KROSS, Executors of the Last Will and Testament of Charles H. Brandt, late of the Township of North Beaver, County of Lawrence, and State of Pennsylvania, ^{part i e s of the first part, and} RALPH A. VEON, INC., a Pennsylvania Corporation, having its principal office at Darlington, Pennsylvania, ^{part y of the second part,} ~~Witnesseth~~, That the said part i e s of the first part sell and agree to convey, by good title in fee simple, to said part y of the second part, its successors heirs or assigns,

All those certain pieces, parcels and lots of land situate, lying and being in the Township of Little Beaver, County of Lawrence, and State of Pennsylvania, bounded and described as follows, to-wit:

FIRST PARCEL: BEGINNING at a stake at the Northeast corner thereof, said stake being situate on the South line of land formerly of Christian D. Hostetler, now or formerly of Eli C. Hostetler, and at a point on said line, South 82 degrees 13 minutes West, 1758 feet from a stake in the improved concrete road leading from Enon Valley to Mt. Jackson, being Legislative Route No. 265, now Traffic Route No. 551 of the Pennsylvania State Highways, at the northerly corner of the School House lot; thence by lands formerly of Jacob S. Byler, et ux now or formerly of Joe L. Hostetler, South 16 degrees 21 minutes East, 1229.25 feet to a stone East of Little Beaver Creek, at the ^{the said part y of the second part} ~~Northwesterly~~ ^{of the second part} ~~corner~~ ^{paying therefor the price or sum of} ~~lands formerly of the Heirs of~~ (Continued) ~~Twenty-one thousand~~ (\$21,000.00) Dollars, which is agreed to be paid to said part i e s of the first part or legal representatives, as follows, to-wit: Five Hundred (\$500.00

Dollars, at the signing of this agreement, the receipt whereof is hereby acknowledged, and the balance of Twenty Thousand Five Hundred (\$20,500.00) Dollars payable upon the delivery of a Deed.

Need Rest of This Deed

Together with lawful interest from the date hereof, on the amount unpaid, payable

And the said part y of the second part further agree to pay all taxes and assessments, municipal or otherwise, falling due after this date, to keep the buildings now or hereafter on said premises properly insured in a reasonable amount, the loss if any, payable to said part of the first part as additional security. And it is further understood and agreed That in case of default of payment of any sum of principal or interest herein agreed to be paid, for the space of thirty days after the same shall become due and payable by the terms hereof, that then in such case the whole of the said principal sum shall, at the option of the said part of the first part, forthwith become due and payable, anything hereinbefore contained to the contrary thereof notwithstanding. And in case of default the said part y of the second part hereby authorize S and empower S any attorney of any Court of Record in the State of Pennsylvania, or elsewhere to appear for said part y of the second part and confess a judgment for the whole principal sum and interest remaining unpaid hereon, with _____ per cent. attorney's commission or fee; hereby waiving all right of exemption and inquisition, and condemnation is hereby agreed to so far as the land herein described, and any property or buildings thereon, may be concerned.

The Deed to be made and delivered at any time, on payment of _____ the purchase money, with the interest then accrued, at which time a purchase money mortgage for the balance then unpaid, shall be executed and delivered payable _____ with lawful interest from the date thereof

Witness our hands and seals the day and year first above written.

Attest:

Mae Kross (SEAL)
Ray B. Brandt (SEAL)

RALPH A. VEON, INC.

ATTEST:

BY: Ralph A. Veon
President