

This Contract of purchase and sale and title bond made this Nov. 13, 1919 by and between J. E. Sims of the first part, seller and M. D. Foster of the second part, purchaser, Witnesseth;-

That Sims has this day sold and agreed to convey to the purchaser Foster his farm near Cornishville in Mercer County Ky, the same on which he now resides, containing 129 acres more or less bounded on the north by Nancy Wright and Troyer Corn, on the east by Collie Divine, and South by Lewis Carter and west by Chapline River and laying on both sides of the <sup>liens</sup> turnpike; deed to be made free of ~~liens~~ with good title on Jan 1, 1920.

Price \$100.00 per acre to be surveyed, payable ~~\$2000.00~~ \$4000.00 or more Jan 1, 1920, balance in on or before one, two, three four and five years equal payments equal payments, 6% interest from Jan 1, 1920, conditioned failure to pay interest or prior note to make all due and collectible.

Possession Jan 1, 1920; no loose lumber to be moved.

Taxes, seller to pay 1919 taxes purchaser to pay 1920 taxes

There has been assigned to the seller on this date a note of \$1500 by Ernest Cannon the note being against W. A. Sanders and said note is held as surety for the performance of this contract by Foster.

The seller is to keep on the property \$1000 insurance until Jan 1 1920, and on Jan 1, 1920 all policies are to be transferred to the purchaser and he is to pay seller the unearned premiums proportionately to the unexpired time. In case of loss or damage the purchaser to receive the insurance and accept the property.

Seller agrees to take as cash the lien notes of purchaser against land sold by him to E. Cannon provided at least one-third is paid cash by Cannon on the land.