

SALES AGREEMENT

AN AGREEMENT made this 12th day of May, A.D.1942, by and between MARGARET BERGER, party of the first part, hereinafter called the Seller, and JOHN B.BULLINGER and LOUISE M.BULLINGER, his wife, as husband and wife, parties of the second part, hereinafter called the Buyer, as follows:

WHEREAS, the Seller is the owner of premises situated and being in the Township of Columbia, County of Jackson, and State of Michigan, and described as

Commencing at a point which is west 944.46 feet and south 514.47 feet from the east quarter post of Section 17 Town 4 South Range 1 East, Columbia Township, thence south 201.24 feet, being the place of beginning of this description; thence south 75 degrees and 02 minutes east 204.62 feet to the shore of Clark Lake, thence southwardly along the shore of Clark Lake 37.41 feet to a point, thence north 83 degrees and 09 minutes west 190.70 feet to a point, thence north no degrees, 38 minutes east 66.47 feet to the place of beginning; together with the contents of the cottage upon said premises, including one electric stove, one electric ice box, and other household furniture and furnishings, but not to include one settee, which, it is agreed, the Seller may retain;

which she is desirous of selling for the sum of thirty-seven hundred dollars (\$3700.00); and

WHEREAS, the Buyer is desirous of purchasing said premises for the said sum of thirty-seven hundred dollars (\$3700.00);

THEREFORE, the Seller herein does hereby agree to sell said premises to the Buyer herein, and the Buyer does hereby agree to purchase said premises for the said purchase price of thirty-seven hundred dollars (\$3700.00) in manner following:

It is agreed that in consideration of the payment to her of the sum of one hundred dollars (\$100.00) cash, the receipt of which is hereby acknowledged, the Seller will, within thirty (30) days from this date, upon payment of the additional sum of four hundred dollars (\$400.00) cash, enter into a land contract with the Buyer providing for the payment of thirty-two hundred dollars (\$3200.00) (being the balance of said purchase price) in monthly installment payments of seventy-five dollars (\$75.00), or more, until the whole principal sum and interest is paid in full. Interest at the rate of 6% per annum shall be computed monthly upon the unpaid principal balance and deducted from said monthly pay-

ments of seventy-five dollars (\$75.00), or more, and the balance of said payment shall be applied upon principal. Said contract to be in usual terms and providing also for the payment of taxes and premiums of insurance, and it is agreed between the parties that it shall also contain the following provision:

"The Buyer agrees that when the remaining balance of principal under this contract shall equal an amount for which he can secure a mortgage loan from a Jackson Building & Loan Association, or some other local loaning agency, upon the above premises, that he will then negotiate for a loan in sufficient amount to pay to the Seller such unpaid principal sum and interest remaining under this contract in full."

Possession of said premises to be given upon execution and deliver of the land contract herein referred to.

The Seller agrees to deliver to the Buyer upon fulfillment of all terms and conditions of said land contract warranty deed conveying said premises and abstract of title of said premises showing good merchantable title, free and clear from all encumbrances.

This agreement is made binding upon the heirs, administrators, executors or assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Executed in duplicate.

Witness:

Michael S Wright

Michael Bullinger

Michael S. Wright

Ronald B. Richards

Margaret Berger (L.S.)
(Margaret Berger)

John B Bullinger (L.S.)
(John B. Bullinger)

Louise M. Bullinger (L.S.)
(Louise M. Bullinger)