

the right and privilege to anticipate any or all of the said balance at any time.

IT IS UNDERSTOOD AND AGREED that the Purchaser will pay all taxes accruing upon said lot from and after the date of this instrument; that taxes for the year 1952 are to be prorated as of this date; that the Purchaser agrees to maintain fire and extended coverage insurance on the property hereinabove described for and during the life of this agreement in the amount of Four Thousand (\$4,000.00) Dollars.

In the event the Purchaser shall fail to make said monthly payments fifteen (15) days after said payments are due, this agreement, shall, at the option of the Seller, terminate, and, further, in the event the Purchaser fails to pay the unpaid balance on or before the 1st day of March, 1959, this contract shall thereupon terminate and in either event any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the Purchaser paying the considerations hereinabove expressed the Seller will execute and deliver to said Purchaser, his heirs or assigns, a good fee simple title by way of general warranty deed with lower renounced thereon.

IN WITNESS WHEREOF we have here unto set our hands this 13th day of February, 1952.

In the presence of:

A.M. Whitmire
Charles W. Spence

J. D. Hand
Seller

E. W. Falloway
Purchaser