

agreement dated February 23, 1962 for the application of the proceeds of the sale of another house owned by the Purchaser to the payment of the purchase price and said agreement is incorporated and made a part of this agreement.

The Purchaser is to have immediate possession of the property and agrees to pay all taxes including his pro rata portion of the taxes for the current year and agrees to keep the property insured against loss by such hazards and for such amount as the Seller may require and to pay all premiums therefor and it is agreed that on the failure of the Purchaser to pay any insurance premium or tax when due, the Seller may at her option pay said insurance premium or tax and add the sum so paid to the principal due under this contract or may declare the entire balance under this contract due.

The Purchaser agrees to keep the property in repair.

It is understood and agreed that time is of the essence in this contract and that on the failure of the Purchaser to pay any installment when due or on default of any condition or term of this contract, the Seller may at her option declare the entire balance due or may terminate this contract or evict the Purchaser and retain all sums paid as liquidated damages and rent and the Purchaser shall thereafter have no rights in the property.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of March, 1962.

IN THE PRESENCE OF:

Hancy Mitchell
Be L. Hov...

Charles H. Hov...
Purchaser

Ethel C. Bury
Seller

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