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B. In addition to the monthly payments of \$40.00 the purchasers are to pay all taxes assessed against the property and premium for fire insurance in an amount not less than \$4,000.00, beginning with the year 1966. Both taxes and insurance for the year 1965 are to be pro-rated.

C. Upon the payment of the purchase price in full, the seller agrees to convey the property hereinabove described to the purchasers by way of fee simple deed free of encumbrance or lien. Further the seller agrees that, when principal debt due to him has been reduced to \$2500.00 he will execute and deliver to the purchasers a deed conveying the premises to them free of encumbrance or lien, and accept a purchase money mortgage for \$2500.00 payable in the same manner as hereinabove stipulated.

C. It is distinctly agreed that time is the essence of this agreement and in the event the purchasers shall become in default of the payments of any monthly payment when due under the terms of this agreement for a period of thirty days after same is due and payable, the seller shall have the right to cancel this contract and to evict the purchasers therefrom in the same manner as a tenant holding over after expiration. In event of such default all sums paid to the seller by the purchaser shall be forfeited by the purchaser as legal damages for the breach of this contract and as rent for the premises.

D. In consideration of the covenants and agreements on the part of the seller, the purchaser agrees to accept the premises in its present condition and to pay the purchase price in the amount stated.

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