

IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that in the event any installment of principal and interest is in default for a period of fifteen (15) days after said payment is due, then the Seller may, at his option, declare this contract null and void and retain the payments made hereupon as rent.

IT IS ALSO UNDERSTOOD AND AGREED between the parties that at such time as the Purchaser has paid to the Seller sufficient payments on the principal to reduce the balance to Fifty-five Hundred (\$5,500.00) Dollars, the Seller covenants and agrees and binds himself, his heirs, executor, administrator, and assigns, to execute and deliver to the Purchaser, his heirs or assigns, a general warranty deed to the premises above described conveying a fee simple title thereto, free from all liens and encumbrances, except taxes or other assessments which shall be paid by the Purchaser. At this time, the Purchaser agrees to give to the Seller, a note for the outstanding balance and a First Mortgage on the above described property, securing the said note. The Note and Mortgage are to bear interest at the rate of eight (8%) per cent per annum with monthly installment payments of One Hundred (\$100.00) Dollars each, beginning on the first of the next successive month until the balance has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month. All other terms and conditions of this contract shall apply to said Note and Mortgage. The Purchaser agrees to pay all taxes, assessments, water rates and other governmental charges when the same shall become due. In the event that the Purchaser does not pay the taxes, assessments or other charges when they become due, the Seller may pay such charges due upon the premises and charge the Purchaser for the same by adding the amount paid to the principal indebtedness herein, which sum shall draw interest from the date paid at the rate of eight (8%) per cent per annum.

IT IS ALSO UNDERSTOOD AND AGREED that the Purchaser will insure the premises against loss by fire and lightning with extended coverage in the amount of Six Thousand (\$6,000.00) Dollars or more. The Seller shall have the option to select the insurance company. The Purchaser agrees to pay all insurance premiums when the same shall become due and shall not permit the insurance to lapse during the term of this contract by failure to pay said insurance premiums. In the event that the Purchaser does not

(Continued on Next Page)