

paid in full. All interest not paid when due to bear interest at the same rate as the principal, and in case said sum, or any part thereof, be collected by an attorney, or through legal proceedings of any kind, then in addition an attorney's fee of a reasonable amount besides all costs and expenses incident upon collection shall be added to the amount due under this contract and collectible as a part thereof. The aforesaid monthly payment is the same as the monthly payment due under the mortgage note of Seller to Fidelity Federal Savings and Loan Association of even date and Purchaser agrees to make said payment directly to the said savings and loan association.

IT IS ALSO UNDERSTOOD AND AGREED between the parties that at such time as the Purchaser has paid the total consideration hereinabove provided together with interest, the Seller covenants and agrees and binds himself, his heirs, executor, administrator and assigns, to execute and deliver to the Purchaser, her heirs or assigns, a general warranty deed to the premises above described conveying a fee simple title thereto, free of all liens and encumbrances, except taxes or other assessments, water rates and other governmental charges which shall be Purchaser's responsibility.

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 the full insurable value of the house or a homeowners policy if Purchaser desires. The Purchaser agrees to pay all insurance premiums when the same shall be come due and shall not permit the insurance to lapse during the terms of this contract by failure to pay said insurance premiums.

IT IS ALSO AGREED between the parties hereto that the Purchaser is to remain in possession of the premises until default as hereinabove set forth, and the Purchaser agrees that she will commit no waste upon the premises or allow the same to be committed and the Purchaser agrees to keep and maintain said premises in as good condition as now exists.