

subsequent years promptly as they become due, and to furnish the seller with the tax receipt. 1936 taxes are to be prorated.

The purchaser further agrees that during the life of this contract the buildings on the premises hereinbefore described shall be kept in a good state of repair.

It is further agreed that as soon as the principal amount due on said premises is reduced to an amount that will enable the purchaser to refinance the same, that he will do so, paying off the seller in full, and the purchaser further agrees that in the event he fails to refinance it, he hereby authorizes the seller, or his agent, to refinance the same, for the purchaser at purchaser's expense; purchaser agreeing to sign all papers connected therewith.

It is further agreed that when the amount due hereon is reduced to \$500.00, all interest, taxes and insurance premiums being paid, and the house having been kept in a good state of repair, the seller will make deed and take the purchaser's first mortgage for the balance due.

It is further agreed that in the event the purchaser herein shall fail to comply with any of the conditions of this contract the seller shall be discharged in law and equity from his part thereof, and may treat the purchaser as a tenant holding over after the termination of his lease, and will hold all amounts theretofore paid under and by the terms of this contract, as rent, and for liquidated damages by reason of the breach thereof and the purchaser hereby agrees that in the event he is in default for a period of more than thirty (30) days in the fulfillment of any part of this contract on his part, that the seller shall at his option have the right to take possession of said premises, and the purchaser agrees