

roof on each house, in repair and when a new roof is needed the Purchaser is to install a new roof at his expense (it being agreed that a reduction in the purchase price was made so as to include these repairs by the Purchaser.).

3. Upon the payment of the purchase price in full, the Seller agrees to convey the property hereinabove described to the Purchaser or his assigns by fee simple full warranty Deed free of encumbrance or lien.

4. The Purchaser is given the right to anticipate payment at any time.

5. It is distinctly understood and agreed that time is of the essence of this Contract and in the event the Purchaser shall become in default in the payment of any of the obligations due under the terms of this Contract for a period of 30 days after the same is due and payable, then the Seller shall have the right to declare this Contract null and void, take possession of the premises and eject the Purchaser therefrom in the same manner as a tenant holding over after the expiration of his Lease. In the event of such default, it is agreed that the Purchaser shall forfeit to the Seller all sums paid prior to the default and that same shall be credited as rent and as liquidated damages for the breach of this Contract.

6. It is distinctly understood and agreed that this Contract as written constitutes the entire agreement between the parties.

In consideration of the covenants and agreements on the part of the Seller, the Purchaser agrees to purchase said property in its present condition, and further agrees to pay the purchase price in the manner stipulated.

IN WITNESS WHEREOF the parties have hereunto set their Hands and Seals in duplicate this the day and year first above written.

In the Presence of:

Margaret Loftis
J. L. L. L.

Jennie Blanche W. Putman (L.S.)
Jennie Blanche W. Putman
SELLER

James N. Thompson (L.S.)
James N. Thompson
PURCHASER