

\$165.00 on the third day of each third month hereafter, beginning August ^{17,}~~3,~~ 1963, and to pay the remaining unpaid interest on the conveyance of the property on or before May ^{17,}~~3,~~ 1964.

The Purchaser shall have immediate possession of the property and shall pay all taxes beginning 1964 and taxes for the current year shall be pro-rated as of May ^{17,}~~3,~~ 1963.

The Purchaser agrees to maintain hazard insurance in the sum of \$41,000.00 with appropriate endorsement showing the interest of the Seller and said policy shall be delivered to and held by the Seller and the Purchaser agrees to pay all premiums, therefor.

The Purchaser agrees to maintain the premises in a reasonable state of repair and not to suffer or permit any waste thereon.

On the payment to the Seller of the cash portion of the purchase price, being the difference between \$41,000.00 and the balance due on the mortgage held by Fidelity Federal Savings and Loan Association on the day of the payment of the said payment and delivery of deed, the Seller will convey the premises to the Purchaser by a fee simple full warranty deed, subject only to the restrictions and easements of record.

The Seller agrees to make all payments due on the mortgage of Fidelity Federal Savings and Loan Association until the conveyance to the Purchaser.

It is understood and agreed that time is of the essence of this contract and that on the failure of the Purchaser to perform the contract by the payment of the purchase price as herein

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