

receiving credit for insurance and payments already made or shall continue to make the regular Fifty (\$50.00) Dollar payments until the purchase price is fully paid.

In the event the buyer fails to make any payment on this contract within fifteen (15) days after the same shall become due, the seller may, at his option, declare the contract terminated and retain all Fifty (\$50.00) Dollar payments made as rent and liquidated damages.

The buyer shall have the right to anticipate this contract and pay the purchase price at any time prior to the end of the two years.

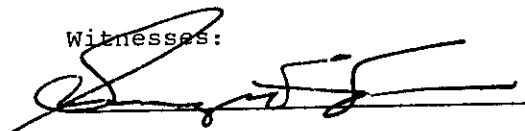
Upon payment of the purchase price to the seller, the buyer shall receive from the seller a good and marketable fee simple title, free of any liens or encumbrances, and shall receive a fee simple warranty deed with dower renounced. Taxes for the year 1968 will be pro rated between the parties.

The buyer agrees to keep the property in reasonable repair until such time as he receives his deed.

The buyer has permission to make improvements to the house provided that should he fail to pay the purchase price the improvements will become the property of the seller, and the buyer shall not be entitled to any credit or payment for them. In the event the property is partially destroyed by fire, and it is practical to repair the same, the seller shall use the insurance proceeds for the repair of the property.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 24 day of January, 1966.

Witnesses:


Arne W. Barber

Barry Al Lawrence
James Morris