

thereafter until January 1, 1945, at which time \$1000.00 shall be paid; \$25.00 on the first day of each successive month during the calendar year 1945, and the remaining unpaid balance to be due and payable January 1, 1946, with the right to anticipate payment.

(2) The deferred balance is to bear interest at six (6%) per cent per annum.

(3) The purchasers are to have possession of the premises on or before October 1, 1944.

(4) The taxes and insurance premiums are to be prorated as of the date the purchasers are given possession of the premises, and all taxes and insurance premiums accruing after said date are to be paid by the purchasers.

(5) Upon the payment of the purchase price hereinabove stipulated, the seller is to execute, deliver and convey the above described property to the purchasers by fee simple, full warranty deed; free of encumbrance or lien.

(6) The purchasers are to have the right of ingress and egress over a strip of land not exceeding 10 feet in width leading along the eastern boundary line of the property of the seller to the tract of land hereinabove described.

It is mutually understood and agreed between the parties hereto that time is the essence of this agreement, and that in the event the purchasers should make default in the terms of this contract, and be in arrears for a period of 60 days, then the seller shall have a right to cancel this contract and retain all sums paid to her as liquidated damages for the breach of this contract. In such event seller would then have