

installment to be paid one month from the date of the execution of this contract, said payments are to be first applied to interest, the balance to principal, and the interest shall be calculated at the rate of 6%, payable monthly.

2. In addition to the monthly payments of \$60.00, the purchaser is to pay all taxes assessed against the property and to pay insurance premiums in an amount not less than \$6500.00 in such form as to protect the interest of the existing mortgagee and the seller; taxes and insurance to be pro-rated as of the date of this contract.

3. Out of the monthly payments of \$60.00, the Seller shall promptly pay all monthly installments due on the mortgage held by First Federal Savings and Loan Association.

4. The Purchaser is to keep said property in a good state of repairs during the period of this contract.

5. Upon the Purchaser paying said indebtedness due under the terms of this contract down to the sum of \$5,000.00, the Seller will convey the property to the Purchaser in fee simple, free of encumbrance or lien, and accept a purchase money mortgage for the balance due under the terms of this contract, payable under the same terms and conditions as set out in this contract.

6. The Purchaser is granted the right to anticipate payment of the indebtedness due under this contract at any time.

It is mutually understood and agreed that time is of the essence of this agreement and should the purchaser be in default in the discharge of any obligation due under this contract for a period of 30 days after the same is due and payable, then, and in such event, the purchaser shall forfeit all sums paid prior to such date as rent and as liquidated damages for the purchase of this contract. In such event the Seller shall have the right to eject the Purchaser from the premises in the same manner as a tenant