

Two Hundred Fifty and 00/100 (\$250.00) Dollars to be paid upon the expiration of this agreement, and then the sum of Two Hundred Fifty and 00/100 (\$250.00) Dollars to be paid on the 10<sup>th</sup> day of May, 1936 and a like amount on the 10<sup>th</sup> day of each month thereafter until both principal and interest have been paid in full. The aforesaid monthly payments of Two Hundred Fifty and 00/100 (\$250.00) Dollars are to be applied first to interest at the rate of six (6%) per cent per annum on the principal sum of Twenty Thousand and 00/100 (\$20,000.00) Dollars, or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal.

The Seller agrees that upon the redemption of the amount due hereunder to the sum of Ten Thousand and 00/100 (\$10,000.00) Dollars and provided all other covenants on the part of the Purchaser N. B. K. J. C. W. Jr. herein have been performed, they will execute and deliver to the said Purchaser a good and sufficient warranty deed to the premises described upon the Purchaser's execution of them or to their successors or assigns a note secured by a purchase money mortgage for the remaining Ten Thousand and 00/100 (\$10,000.00) Dollars, said note and mortgage to provide for interest at the rate of six (6%) per cent per annum to be computed and paid monthly and to provide for the payment of Two Hundred Fifty and 00/100 (\$250.00) Dollars monthly to be applied to the payment of interest and principal as hereinabove provided.

Until the full amount of the purchase price herein is paid the Purchaser agrees to arrange for and carry at their expense fire insurance on the property hereinabove described to the amount of not less than Five Thousand Five Hundred and 00/100 (\$5,500.00) Dollars, and tornado insurance to the amount of not less than Six Thousand Two Hundred Fifty and 00/100 (\$6,250.00) Dollars, the policies to provide for loss payable to the Seller and to the Purchaser as their interest may appear.

It is further agreed between the parties hereto that the 1936 City and State and County taxes on the said property and the premiums for the existing fire insurance thereon will be prorated as of April 10, 1936, and thereafter the said Purchaser agrees that they will pay all taxes, assessments and insurance premiums as they become due and that their failure to pay said taxes, assessments and insurance premiums shall be deemed a default upon the part of the purchaser and may be acted upon by the Seller herein.

Should the Purchaser herein fail to pay any of the monthly installments as above provided within thirty (30) days after the same have become due or fail to comply with any other provision of this agreement, then it is agreed that the Seller may at their option declare the full unpaid portion of the purchase price immediately due and payable or they may declare this contract terminated and take immediate possession of the said premises retaining such amounts as have been paid as rental for the premises from the date of this agreement to the date of retaking possession of same.