

If any deficiency in the payment of any two consecutive installments under this agreement is not made good prior to the due date of the next such installment, the entire principal sum and accrued interest shall at once become due and payable without notice, at the option of the Seller. In the event of default in the payments under this agreement, and it is placed in the hands of an attorney-at-law for collection, or through legal proceedings of any kind, the Purchasers agree to pay all costs of collection, including a reasonable attorney's fee.

It is agreed that time is of the essence in this contract, and if the said payments are not made when due and should be in default as above setforth, then the Seller shall be discharged in law and equity from all liability to make said deed, and may treat said James M. Crain and Lemar Partain as Tenants, holding over after termination, or contrary to the terms of this instrument, and the Seller shall be entitled to claim and recover, or retain if already paid, all sums paid to him, the same to be held as rent and liquidated damages.

It is further agreed between the parties hereto that when all sums that are due have been paid and there is remaining a principal balance of Seven Thousand (\$7,000.00) Dollars due on the purchase price, then the Seller agrees to execute to the Purchasers a good and sufficient warranty deed to the property and to take as security for the remaining \$7,000.00, a purchase money mortgage over the property. The Seller reserves the right to give the Purchasers a deed to the above described property at any time before the principal balance has been paid down to the Seven Thousand (\$7,000.00) Dollars, and taking a purchase money mortgage for any remaining balance.

The Purchasers agree to pay all taxes while this contract is in force, after the 1953 taxes. The Purchasers agree to insure the buildings on the premises in the amount of not less than