

as above specified, or the buyer may pay the Two Hundred (\$200.00) Dollars in addition to the monthly payments, it being understood that said Two Hundred (\$200.00) Dollars in no event is to be credited toward the balance of the purchase price; that in event the buyer obtains a loan and pays the entire purchase price prior to one (1) year from date, the said Two Hundred (\$200.00) Dollars will be pro-rated.

3. The seller covenants and agrees to pay the taxes and insurance on the property for one (1) year from date, or until completion of payment of purchase price within one (1) year, any additional assessments that may be levied, assessed or become due to be paid by the buyer.

4. Provided, however, and this agreement is upon the express condition that on or before April 29, 1955, the buyer will pay the entire balance due on the purchase price and in addition thereto the buyer will keep said monthly payments up to date and, if default be made in the payment of either of said amounts, or any part thereof, or in the performance or observance of any of the covenants herein contained on part of the buyer, then the seller may at his option declare the said contract null, void and of no effect and the buyer will, upon ten (10) days written notice, return the property to the seller in as good condition as it is of this date, time being of essence of this Agreement, and in event of such termination all payments made by the buyer hereunder shall be retained by the seller as liquidated damages for the breach of this Agreement by the buyer, and the seller shall have the right to re-enter and take possession of the said premises with all the buildings and improvements then thereon, it being agreed that until such default, the purchaser shall have possession of the said premises.

5. All the covenants and agreements herein contained shall inure to the benefit of and bind the respective heirs, personal representatives and assigns of the parties.

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