

mortgage and if they fail to do so the buyers shall have a right to make said payments and to pay the sellers only the difference between said mortgage payments and the monthly payments specified above.

The buyers shall have the right to pay the full balance due on the purchase price at any time.

Since the down payment is small the parties agree that time is of the essence of this contract and the failure by the buyers to meet any monthly payment for the period of ninety (90) days shall forfeit the right of the buyers to purchase this land and the buyers shall then be treated as a tenant holding over after the expiration of his lease. In this event the sellers may take and retain as much as Fifty Five. (\$55.00) Dollars a month as rent for said premises and shall be entitled to eject the purchaser as a tenant holding over after the expiration of his lease and also for nonpayment of land.

If the buyers shall pay such sums of money as are provided herein, then the sellers shall make unto them and unto their heirs and assigns a good marketable fee simple title free of any liens.

The buyers agree to pay taxes and insurance for the year 1955.

WITNESS OUR HANDS AND SEALS this 19th day of February, 1955.

Davis E. Strickland
J. W. Strickland
J. L. Todd
Ethel Todd

WITNESSES:

Orange F. Town
Barbara Shockley

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