

improvements; and the Buyer shall keep in force and effect an insurance policy, or policies, in a reliable company protecting the buildings thereon from loss from fire, windstorm or other peril in an amount not less than

Eighteen Thousand (\$18000.<sup>00</sup>)

Dollars, with the Selloer's name affixed thereto by rider as mortgagee or obligee. In the event said taxes and insurance are not paid and maintained the same may be paid by the Selloer, added to the amount due by the Buyer, and shall draw interest at the same rate as the unpaid principal balance.

(4) In the event the monthly payments above specified are not paid when due, the same shall bear interest until paid at the said rate as principal, and shall be construed as a breach of this agreement entitling the Selloer to declare immediately due and payable the entire unpaid balance and interest and to terminate this agreement. In the event the sums or any part thereof, herein specified to be paid by the Buyer, are collected by an attorney, or through legal proceeding of any kind, then in addition the sum of FIFTEEN (15%) per centum as attorney's fee shall be added thereto and collectible as a part thereof.

(5) In the event the monies as above specified are promptly paid by the Buyer when due, and in the event all other and further conditions of this contract are performed by the Buyer, the Selloer shall execute and deliver to the Buyer, or to such parties as he may designate in writing, her good, sufficiency warranty deed therefor, free and clear of all liens and encumbrances and with documentary stamps thereto affixed.

(6) It is contemplated that the Selloer shall borrow certain funds and execute a first mortgage lien covering the above premises in order to procure the monies necessary to effectuate the repairs, alterations and additions above described, and, to that end, the Buyer agrees that he will promptly subordinate the lien of this Agreement to the lien of any such mortgage instrument that it may be necessary for the Selloer to execute. However, in the event the Selloer should fail to pay said mortgage when due, or permit the same to fall into default during the term of this Agreement, then the Buyer shall

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