

the Purchaser a good and sufficient deed, free and clear of all liens and encumbrances. The Purchaser will execute to the Seller a note, secured by a mortgage, for the balance due of said purchase price for the above described property, said note and mortgage to bear the same rate of interest and payable at the same monthly amounts and times as herein provided.

It is mutually agreed by the parties hereto that the Seller will carry with some good and reliable insurance company, insurance on said house in an amount not less than Four Thousand Five Hundred (\$4500.00) Dollars, with a clause therein to protect the equity in said property of the Purchaser. It is further agreed that commencing with the year 1965 the Purchaser will pay the premiums on said insurance.

It is further agreed that commencing with the year 1965 the Purchaser will pay all taxes on said property.

It is further agreed that should the Purchaser default in the payment of the said sum of Fifty (\$50.00) Dollars per month for a period of thirty (30) days this contract shall terminate and all payments made under the agreement herein will be forfeited to the Seller as rent on the premises and the Seller may take immediate possession of the premises and remove the Purchaser therefrom.

It is agreed that the stipulations aforesaid are to apply to and bind the Executors, Administrators, Heirs and Assigns of the parties hereto.

IN WITNESS WHEREOF We have hereunto set our hands and seals this the 14<sup>th</sup> day of August, 1964.

IN THE PRESENCE OF.

Oliver S. Dwyer

Benj. A. Bell

D. G. Batson

D. G. Batson, Seller

SEAL

Tincey Barker

Tincey Barker, Purchaser

SEAL