

of either date of occupancy or the execution date of this Agreement, plus thirty (30) days, the entire principal shall become automatically due together with any accrued or outstanding interest.

PURCHASERS, for themselves, their successors and assigns, covenant and agree with the Seller as follows:

4. That upon default on any prior lien or encumbrance or taxes or assessments on the property when the same become due and payable, the entire Installment Debt shall be due and payable at the option of the Seller, and any sum or sums advanced as payments on or for said prior liens or encumbrances or taxes or assessments by the Seller are hereby made a lien upon the property and recoverable as a part of the Installment Debt hereby secured.

5. To insure and, during the existence of this Contract, to keep insured, the improvements on the property against loss or damage by fire and windstorm and other hazards, casualties, and contingencies in a sum not less than the amount of the Installment Debt of Fifteen Thousand Five Hundred and 00/100 (\$15,500.00) Dollars for the duration of this Agreement, plus the amount of any prior lien or encumbrance for the benefit of the Seller, in such companies, through such agents or brokers, and in such form as may be satisfactory to the Seller, and to deliver the policies and all renewal receipts to the Seller; and in case of failure of the Purchasers so to do, the Seller may do so and add the cost thereof to the amount of the Installment Debt so as to become so much additional indebtedness secured by this Installment Debt; and the exercise of such option shall not be deemed a waiver of the breach of any covenant or agreement herein contained.

6. To pay the Installment Debt and interest thereon according to the terms and conditions of the Note and any amendment, substitution, extension, or renewal thereof, and to pay,