

principal or interest is not paid when due, then such sum will continue to draw interest at the same rate. Further, should the Buyer not pay the sums due hereunder, in timely fashion, and in case such sum or any part thereof be placed in the hands of an attorney for collection, then the Buyer agrees to pay reasonable attorney's fees and costs incurred in the collection of such sum, provided further, that should the Buyer breach this contract in any respect, and the seller secures the services of an attorney to protect his interest, or cure such breach of contract, then the Buyer agrees to pay reasonable attorney's fees and costs for such.

The Buyer agrees to pay all taxes upon the property while this contract is in force, including the taxes for the year 1978, and further, agrees to maintain throughout the term of this contract, a fire and casualty insurance policy upon said property with the seller shown as the loss payee on such policy and further agrees to provide the seller with a copy of such policy of insurance throughout the term of this contract, and submit evidence to the seller on an annual basis that the premiums for such policy of insurance have been paid. The minimum amount of the fire and casualty insurance policy shall be the sum of Ten Thousand (\$10,000.00) Dollars. If for some reason the Buyer is unable to secure a policy of insurance in his own name, then the Buyer agrees to pay to the seller, the cost of providing such policy of insurance as required herein during the term of this contract.

It is agreed that time is of the essence of this contract, and should the Buyer become delinquent in his payments,

#7  
J.D.