

for an amount satisfactory to the Seller, not exceeding Forty-five Hundred (\$4,500.00) Dollars, and the Purchaser is to pay the taxes on said property from the date of this contract and at his expense make necessary repairs to the property, consisting of painting the outside of the house with one coat of good grade paint during 1950, and immediately repairing commode and chimneys.

It is further understood and agreed that time is of the essence of this contract and that all sums paid by the Purchaser shall be taken and construed as rent for said premises if the Purchaser shall become in arrears in the payment of any payments provided for herein, in which event the Seller may notify the Purchaser by mail at his last known address of the cancellation of this contract, and shall have the right to treat the Purchaser as tenant holding over after lease is forfeited for non-payment of rent, or may re-enter said premises peaceably and take possession thereof, and if the Purchaser fails to give possession, the Seller shall have the right to eject the Purchaser as tenant holding over after forfeiture of lease.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above written.

M. N. Lahey (L.S.)
Seller

In the presence of

Rebecca Bichot
S. E. Colvin Jr.

T. A. Milstrop (L.S.)
PURCHASER