

set-forth above, which the Purchaser assumes and agrees to pay.

2) Any unpaid taxes, street or paving assessments, made, levied or placed on the property after the date of this agreement.

It is agreed by the parties hereto that the Purchaser has the right to anticipate a part or all of the balance due the Sellers at anytime and upon full payment of the balance so due the Sellers will execute and deliver to the Purchaser a deed as aforesaid. In the event the Purchaser should be in default for a period of thirty (30) days in making any payment provided for herein (either to the payment of the mortgage loan and/or \$25.00), the Sellers may, at their option, declare the entire unpaid portion of the contract price, together with interest, immediately due and payable, or may declare this contract rescinded and take possession of the premises, retaining as rental and by way of liquidated damages for the breach of this contract all payments made by the Purchaser to the Seller.

The Seller, Catherine B. Oakes joins in this contract by virtue of the dower interest which she has in said property.

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

Witness as to Charles E. Oakes

and Catherine B. Oakes:

1) William R. Glenn Jr.
2) James L. Louder

1) Charles E. Oakes (LS)
Charles E. Oakes, Seller

Catherine B. Oakes (LS)
Catherine B. Oakes

Witness as to

Harry R. Stephenson
Schander B. Underk

Jay B. Smith, Sr. (LS)