

the bedroom. When this work has been completed by the Purchaser, the Purchaser is to have a credit of \$200.00 on the purchase price, leaving a balance due of \$3700.00.

(3) The \$3700.00 is to be paid in the following manner: \$35.00 upon the execution of this contract and \$35.00 monthly thereafter until eight consecutive payments have been made, at which time the Sellers will execute and deliver a deed unto the Purchaser conveying the property in fee simple, and will accept a purchase money mortgage for the balance due at that time; the said eight payments are to be first applied to interest at the rate of six per cent., balance to principal.

(4) The Sellers are to pay the 1960 taxes, but all taxes subsequent thereto will be paid by the Purchaser.

(5) The Purchaser is to pay the premiums on an insurance policy covering this property in an amount sufficient to protect the interest of the Sellers at all times until the debt is paid in full; and said policy is to be issued by a company acceptable to the Sellers.

It is distinctly understood and agreed that time is the essence of this contract, and in the event the Purchaser defaults in any of the obligations imposed by this contract for a period of thirty days, then this contract shall become null and void and the Sellers shall have the right to eject the Purchaser from the premises in the same manner as a tenant holding over after the expiration of his contract.

In consideration of the covenants and agreements on the part of the Sellers, the Purchaser agrees to purchase said property in its present condition, and further agrees to pay the purchase price in the

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