

of \$3806.00 to be paid in equal monthly installments of \$50.00 each, payable on the 10th day of each month hereafter, beginning February 10, 1965, to be applied first to the payment of interest on the unpaid balance at 6%, and then to principal until paid in full, with the privilege of anticipating the entire unpaid balance at any time.

The Purchaser shall have immediate possession of the property and agrees to pay all taxes beginning with the year 1965.

The Purchaser agrees to keep the property insured against loss by fire or windstorm and to deliver said policies to the Seller and pay all premiums thereon. Upon his failure to pay any premiums when due, the Seller may pay such premiums and any sum so paid shall become a part of the principal balance due under this contract.

The Purchaser agrees to keep the property in repair.

It is understood and agreed that time is of the essence of this contract and that on the failure of the Purchaser to pay any installment of principal or interest when due, or upon his failure to pay taxes or insurance premiums when due, the Seller may, at her option, terminate this contract and retain all sums paid as rent and liquidated damages and evict the Purchaser, who shall have no further rights hereunder; and, in the event of such termination or eviction, the Purchaser agrees to pay all costs incurred in the termination of this contract, including court costs and attorneys fees.

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