

insurance to lapse during the term of this contract by failure to pay said insurance premiums. In the event that the Purchasers do not pay said insurance premium before the date on which said insurance policy would lapse for nonpayment of premiums, the Seller may pay said premiums due thereon and charge the Purchasers for the same by adding the amounts of such premiums to the principal indebtedness herein, which sum shall draw interest from the date paid at the rate of six (6%) per cent per annum.

IT IS ALSO AGREED between the parties hereto that the Purchasers are to remain in possession of the premises until default as hereinabove set forth, and the Purchasers agree that they will commit no waste upon the premises or allow the same to be committed and the Purchasers agree to keep and maintain said premises in as good condition as now exists.

IT IS AGREED that time is of the essence of this contract and if said monthly payments are not made when due, the Seller shall be discharged in law and equity from all liability to make said deed and may treat said Purchasers as tenants holding over after termination and shall be entitled to retain the monthly payments already paid as rent.

Any indulgence of the Purchasers by the Seller of any of the terms and conditions herein shall not operate to waive any rights of the Seller herein.

In Witness Whereof, the parties hereto set their hands and seals and bind each and everyone of their respective heirs, executors, administrators, and assigns firmly by these presents, the date first above written.

Witnesses:

*J. V. Kouri*

*Patrick W. Grayson*  
As to Purchaser

*John L. Wetzel*

*David E. Bender*  
As to the Seller

*Joe Lee Street Rickmond* (SEAL)  
Joe Lee Street Rickmond  
Seller

*Betty Hannon* (SEAL)  
Betty Hannon

~~XXXXXXXXXXXX~~ (SEAL)  
Purchaser

(Continued on next page)

3  
E