

mortgage is to be paid in the amount of Forty-five and No/100 (\$45.00) Dollars per month, including interest at seven per cent (7%) per annum until paid in full.

IT IS FURTHER AGREED that the Seller and Purchaser herein shall have a reasonable time in which to fulfill their respective obligations under this Contract.

The Purchaser hereby agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured against loss by fire in a reliable insurance company in the sum of Five Thousand Eight Hundred Fifty and No/100 (\$5,850.00) Dollars, with loss payable to Seller and Purchaser, as their interests appear, all policies to remain with the Seller.

And in the event that the Purchaser shall make default in any way of the covenants herein contained, or shall fail to make the payments aforesaid at the times specified, the times of payment being declared to be the essence of this agreement, then the Seller may declare this agreement null and void.

The Seller agrees that the Purchaser may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the Seller.

Should the Purchaser fail to observe or comply with any of the foregoing stipulations on his part, his deposit shall be

(Continued on next page)