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Dollars to be paid within sixty (60) days from the execution and delivery of this agreement, and the balance of Twenty-two Hundred and Fifty (\$2250.00) Dollars to be paid at the rate of Twenty-five (\$25.00) Dollars on the <sup>10th</sup> 4th day of October, 1946 and Twenty-five (\$25.00) Dollars on the <sup>10th</sup> 4th day of each and every month thereafter until paid in full, with the right of the Purchasers to anticipate any and all monthly payments at any time. It is understood that the deferred balance shall bear interest at the rate of five percent (5%) per annum from date of this contract, and the Twenty-five (\$25.00) Dollars monthly payments above mentioned and described shall include said 5% interest on said monthly payments. This deferred payment is represented by a note and mortgage covering the above described property, of even date herewith.

2. The purchasers are to pay all taxes assessed against said property from this date, and are to pay all fire insurance premiums covering the house located on said property.

3. Upon the payment of the purchase price in full the Sellers will convey unto the Purchasers by fee simple full warranty deed the lot of land hereinabove mentioned and described, free of any and all liens and encumbrances of any kind.

4. It is understood and agreed that said deed of conveyance will contain appropriate restrictions limiting the conveyance and use of said property for residential purposes by white people only.

5. It is mutually understood and agreed that time is of the essence of this contract, and should the Purchasers fail and neglect to make the payments in the manner herein stipulated and agreed and shall be in default for a period of sixty (60) days after any monthly payment is due, or the \$100.00 payment in sixty days is due, then this contract shall be null and void and the Purchasers shall forfeit to the Sellers all the moneys so paid by them as liquidated damages for the breach of this contract.

6. In consideration of the covenants and