

to be computed and paid monthly. The monthly payments above stipulated to be first applied to interest and the balance to principal.

The purchaser further agrees that in the event the amount due upon this contract is collected by an attorney or through other legal proceeding to pay the sum of One Hundred Fifty and no/100 Dollars (\$150.00) as attorneys fees together with any court costs incidental thereto.

The purchaser further agrees to pay any and all taxes which may be accruing on said property from and after the execution of this agreement.

In the event any monthly payment of the purchase price shall be in arrears and unpaid for a period of fifteen days or in the event the purchaser shall violate any of the terms and provisions of this agreement, upon the happening of either event, this contract shall terminate at the option of the sellers herein and in the event the sellers exercise their option of terminating said agreement, the sellers herein may retain the sum of One Hundred Sixty-nine and 50/100 Dollars (\$169.50) per year for rent or by way of liquidated damages for breach of said contract by the purchaser. However, the sellers shall not be limited to a termination of said contract, but may proceed to enforce the same by legal process should they so desire.

Upon the purchaser paying the consideration above recited, the sellers herein will execute and deliver to said purchaser a good fee simple deed to said premises with dower renounced thereon, free and clear of all encumbrances.

This 15<sup>th</sup> day of June, 1951

In the presence of:

*M. F. Vaughan*

SELLER

*Edith L. Smith*

*Mamie Green Vaughan*

SELLER

*[Signature]*

*[Signature]*

PURCHASER