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S. 40-52 W. 40 feet to the beginning corner."

"PORTION OF LOT 58:

BEGINNING at an iron pin in the Southern side of East Decatur Street, joint front corner of lots 58 and 59; and running thence with joint line of said lots, S. 50-43 E. 150 feet to an iron pin; thence N. 39-17 E. 60 feet to an iron pin in common line of lots 57 and 58; thence with common line of said lots, N. 50-43 W. 150 feet to an iron pin in the Southern side of Decatur Street; thence with said Street, S. 39-17 W. 60 feet to the point of beginning."

(1) The agreed Sales and Purchase price is \$4,000.00, payable \$400.00, upon the execution of this contract (receipt of which is hereby acknowledged), and the balance of \$3600.00 to be paid on or before 18 months after date, with interest thereon from date at the rate of Six (6%) per cent, per annum.

(2) It is mutually covenanted and agreed that upon the payment of the sum of \$900.00 together with interest thereon from date at the rate of Six (6%) per cent, that the Sellers will execute and deliver to the Purchaser a good marketable fee simple deed to the lot selected by him.

(3) The taxes for 1952 are to be prorated to the date of this contract, and all taxes assessed against the property subsequent are to be paid by the purchaser.

(4) It is distinctly understood that in the event the purchaser shall be in default in the payment of any of the amount due under the terms of this contract, the Sellers shall have the right to terminate this contract by giving written Notice thereof to the Purchaser, and upon giving such notice, the Sellers shall have the right to eject the Purchaser therefrom in the same manner as a tenant holding over after the expiration of his lease. Upon the default, or breach of any of the conditions of this contract, the purchaser agrees that he will in such event forfeit all payments made prior to date of such default to the Sellers as rent for the premises, and as liquidated damages