

Buyer further covenants and agrees that during the life of this agreement he will maintain the premises in good repair and do all things reasonably necessary to protect said premises, from undue depreciation.

Said Buyer further covenants and agrees that should he fail to make any of the payments herein called for at the time herein provided, or should he fail and neglect to perform any of the covenants upon his part herein provided, that the Seller may, at its option, elect to declare this agreement terminated and that if the Seller so elects all payments theretofore made by Buyer shall be treated as payments of rent for the use and occupancy of the premises and the Buyer will upon written demand by Seller, immediately vacate said premises and surrender possession thereof to Seller.

It is mutually covenanted and agreed that Buyer can anticipate all or any part of the unpaid balance hereunder at any time without penalty.

It is further mutually covenanted and agreed that the terms of this agreement shall be binding upon the parties hereto, their successors, heirs and assigns, respectively.

IN WITNESS WHEREOF, the Seller has caused this agreement to be signed by its duly authorized officers and the Buyer has hereunto set his hand and seal, this day and year first above written.

In the Presence of:

EASTERN FIRE AND CASUALTY INSURANCE COMPANY

Rex L. Carter

By *James A. ...*

Margaret E. Marchbanks
As to Seller

and *President*
Seller

Rex L. Carter

McCoyh Minix Jr.
Buyer

Margaret E. Marchbanks
As to Buyer

Rex L. Carter
McCoyh Minix Jr.
Margaret E. Marchbanks
Eastern Fire & Casualty Ins. Co.

July 26th 54
Ollie Johnson
Rex L. Carter

Recorded July 26th, 1954 at 2:56 P.M.#16558