

Four Thousand (\$4000.00) Dollars the party of the first party will make and execute a good and sufficient warranty deed conveying a good marketable title to the premises free from all encumbrances, and the remainder of Four Thousand (\$4000.00) Dollars is to be paid by a promissory note of the party of the second part, the terms of payment to be agreed upon between the parties at said time. Said note will be secured by a purchase money mortgage on said premises.

Possession of said premises to be delivered to the party of the second part upon the execution of this contract.

It is agreed that the party of the first part will pay the insurance for 1960 and that the party of the second part will pay the taxes on said premises for the year 1960 and thereafter all taxes and assessments together with insurance. It is understood and agreed between the parties hereto that the party of the second part will keep the building, or buildings, on said premises insured against fire and windstorm in at least the sum of Four Thousand Five Hundred (\$4500.00) Dollars in a company, or companies satisfactory to the party of the first part, with loss, if any, payable to the party of the first part as his interest may appear, and the policy, or policies of insurance shall be deposited with the party of the first part.

In case of failure of the party of the second part to make any of the payments, or any part thereof for a period of sixty days, or to perform any of the covenants hereof on their part hereby made and entered into this contract shall, at the option of the party of the first part, be forfeited and determined and the party of the second part shall forfeit all payments made by them on this contract, and such payments shall be retained by

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