

Upon the Purchaser paying the purchase price above set forth, the Seller will execute and deliver to Purchaser a good, fee simple, warranty deed to said property, free and clear of all encumbrances, with dower renounced thereon. However, in the event any monthly installments of the purchase price are in arrears and unpaid for a period of thirty days, this contract shall terminate at the option of the Seller and said Seller shall have the right to retain any payments made prior thereto on this contract as liquidated damages to cover expenses and loss sustained by the Seller. Should the Seller fail to exercise said option, such failure shall not constitute a waiver to exercise the same at a future failure to pay as promised.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 13th day of June, 1961.

In the presence of:

Jacqueline P. Peace
[Signature]

J.B. Huggin (SEAL)
 Seller

L.V. Peace (SEAL)
 Purchaser

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