

1. The Buyer agrees to pay a consideration of Twenty Four Thousand Nine Hundred and Fifty Dollars (\$24,950.00) for the said premises with the improvements thereon or to be erected thereon, described herein, the said sum to be paid in the following manner: The sum of One Thousand Dollars (\$1,000.00) upon the signing of this Contract and Bond for Title, and the sum of Fifty Dollars per month together with interest on the unpaid balance of the purchase price, monthly at the rate of seven percent interest per annum to be computed and paid monthly with the said payment on the principal, commencing on the first Day of June, 1959, and each month thereafter until paid in full; provided, that the Sellers shall, when the Purchase price of said Property is paid down to fifteen thousand Dollars, together with interest, taxes, and insurance, if any, deliver, to the buyer a general warranty deed to said premises conveying to the Buyer a good marketable title in fee simple, and the Sellers covenant, to take and give a purchase money mortgage for the balance upon the same terms and conditions, aforesaid, and as is shown by Note of even date herewith. All payments may be accelerated.

2. If unpaid, to bear interest at the same rate as the principal, and in case said sum or any part thereof be collected by an Attorney, or through legal proceedings of any kind an Attorney's fee of ten percent as shown in the note.

3. THE Buyer agrees to pay all future taxes or other public assessments to be levied against said property and agrees to keep any building thereon, now, or to be erected in the future insured in a company satisfactory to the Sellers in an amount of not less than the face amount of this note or eighty percent of the value of any property or building now located or erected thereon with ownership clause in favor of the Sellers or as their interests may appear, and will pay the premiums as the same become due.

4. The Buyer shall have complete and absolute possession and control of said premises upon the signing of this contract and it is agreed that time is of the essence of this contract, and if