

The Purchasers agree to pay all taxes and assessments which shall be taxed or assessed on said premises commencing with the year 1962 until the sum of \$4100.00 shall be fully paid as aforesaid.

It is agreed that on receiving payment in the amount of Twenty-one Hundred (\$2100.00) Dollars the Vendor will execute to the Purchasers a good and sufficient deed, free and clear of all liens and encumbrances, and the Purchasers will execute and give to the Vendor a note and mortgage securing the balance of Two Thousand (\$2000.00) Dollars to be payable as herein stated at Forty (\$40.00) Dollars per month.

It is agreed between the parties that the Purchasers shall have the possession of the premises, and shall keep the same in as good condition as they are at this date, until the payment of the said sum of Forty-One Hundred (\$4100.00) Dollars.

It is mutually agreed by the parties hereto that the Purchasers shall carry with some good and reliable insurance company insurance on said house in an amount of not less than Four Thousand (\$4000.00) Dollars with a clause therein to the Vendor in event of loss by fire.

It is further agreed that should the purchaser default in the payment of said sum of Forty (\$40.00) Dollars per month for a period of ninety (90) days this contract shall terminate and all payments made under the agreement herein will be forfeited to the Vendor as rent on the premises and the Vendor may take immediate possession of the premises and remove the Purchasers therefrom.

It is agreed that the stipulations aforesaid are to apply to and bind the executors, administrators, heirs and assigns of the parties aforesaid.