

be paid to the Seller, since the same is returned in his name until the completion of this contract.

It is understood and agreed by and between the parties that the purchasers shall maintain fire and extended coverage insurance on said property in the name of the Seller in the sum of Four Thousand Nine Hundred Fifty (\$4,950.00) Dollars. The purchasers agree to pay said premiums unto the seller so that the seller may insure as hereinabove set forth.

It is understood and agreed that during the life of this contract the purchaser covenants that only one family will occupy the premises at any one time.

The purchasers agree to maintain the premises including the yard and keep the same in repair except for reasonable wear and tear.

This contract shall not be assigned or transferred or the real estate herein described sub-let without the written permission of the Seller.

In the event that the purchaser shall fail to make said monthly payments within thirty (30) days after the said payments are due or shall fail to comply with the other covenants of this contract then in either event this agreement at the option of the Seller shall terminate and any and all payments made by said purchasers prior thereto shall be forfeited by the Purchasers to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

It is understood and agreed that the Purchaser shall have the right to anticipate the whole or any part of the principal without penalty.

Upon the purchasers paying the consideration hereinabove expressed in full to the Seller, the Seller does hereby agree to execute and deliver to said Purchasers a good, fee simple general warranty deed to said property with dower renounced thereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31st day of July, 1962.

In the presence of:

[Signature]
[Signature]

Robert E. Harrison (SEAL)
Seller
- NOT MARRIED - (SEAL)
Seller's Wife
Carroll B. Washburn (SEAL)
Purchaser