

in addition to the \$50.00 monthly payment as above specified.

It is understood and agreed that there now exists a mortgage or mortgages covering the mentioned property in the amount of \$2371.83 which is to be paid and is being paid at the rate of \$30.17 per month, with \$25.00 thereof being applied upon the principal of the indebtedness and \$5.17 being placed in an escrow account with the holders of the mortgage or mortgages to be applied toward the payment of the taxes and insurance. So much of the \$50.00 monthly payments as may be necessary shall be used by the seller for payment upon the mentioned mortgage or mortgages and the escrow account thereto and thereabouts and the remaining portion of the \$50.00 monthly payments shall be retained by the seller. It is anticipated that the existing mortgage indebtedness will be paid off prior to the time as will be the purchase price of the lot herein specified but the payment and satisfaction of the indebtedness shall not in any manner affect the monthly payments of \$50.00 each as herein provided until all of the monthly payments have been made. However after the mortgage or mortgages have been discharged it will be the duty of the seller hereof to pay the taxes and insurance out of the \$50.00 per month which has been or is being paid to him. Should the taxes and insurance be increased at any time during the life of this contract the purchasers hereunder shall pay an amount additional to the \$50.00 per month sufficient to take care of the increase. On the other hand if these charges be decreased the seller to whom the monthly payments are being made shall hold the monthly payments, letting them accumulate in a trust fund or an escrow account and pay over to the purchaser/^{when} this entire indebtedness has been paid.

Should the purchasers not comply with the terms and conditions hereof to the extent that they shall be in default as to the monthly payments for a period of 15 days then the seller may declare this entire indebtedness to be due and payable upon ten days written notice to the purchasers, and shall after the