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not be more than 6% per annum. The Seller agrees that he shall deliver on May 15, 1965, the above described property by good fee simple deed, free of all liens and encumbrances with the exception of the new mortgage.

4. The Purchasers hereby agree that they shall pay all property taxes upon the above described house and lot and shall carry fire insurance and extended coverage insurance in an amount of not less than \$5000.00 with a mortgagee clause made payable to the Seller.

5. The Purchasers further agree that they shall maintain the property in good condition, ordinary wear and tear being excepted, and shall not sell any of the furniture left in the house until such time as the deed is delivered. This HOWEVER does not bar the Purchasers from replacing with equal value, furniture which has been worn out through wear and tear. It is understood however that any furniture replacements during the initial two year period shall belong with the house and title shall be in the Seller.

If the purchasers fail to make payments of \$60.00 per month for the next two years as outlined above, or if they fail to conform with any of the provisions of this contract, then the Seller, at his option, may upon giving written notice to the Purchasers declare this contract cancelled

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