

rate of 7% per annum from date of purchase, said payments to be applied first to interest and then to principal, with the Purchaser reserving the right to anticipate payments at any time.

It is further understood that the Purchaser will pay the hazard insurance premium on said property.

It is also agreed that the Purchaser is to be responsible and pay for the upkeep and repair of said property and also pay for all utilities.

It is also agreed that the Purchaser will not make any alteration or change without consent of the Seller and agrees to keep the premises in a reasonable good state of repair.

In the event the Purchaser fails to make any payment on or before the time stated in the preceding foregoing or violates any condition of this Contract, then this Contract shall be terminated at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises as liquidated damages for the breach of this Contract.

The Seller agrees to convey said premises by deed to the Purchaser upon the payment of Five Hundred and No/100 (\$500.00) Dollars on the purchase price. Said consideration for the conveyance is to be the amount then due on the purchase price and according to the terms of this agreement; provided, however, the Purchaser shall secure said purchase price by a Purchase Money Mortgage.

This Contract shall be binding on the parties hereto, theirs heirs and assigns forever.

(CONTINUED ON NEXT PAGE)