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as the same shall become due and payable until said mortgage shall be fully satisfied, and that should the Seller fail to make any such payment the Purchaser may pay the same and deduct the amount thereof from the next payment due hereunder to the Seller. It is further understood and agreed that the monthly mortgage payments to C. Douglas Wilson & Co. include amounts paid into an "escrow account" for the payment of property taxes and hazard insurance premiums (now the sum of \$11.35 per month) and that the Seller will continue to pay such amounts until the mortgage debt is fully cancelled, but that the Purchaser will reimburse the Seller for such amounts as she has so advanced for property taxes and hazard insurance premiums at least once a year and the Purchaser shall pay all taxes, insurance premiums, or other assessments against the property after the said mortgage has been satisfied and so long as this contract is in force. The Purchaser further agrees to maintain in full force and effect at all times during the term of this contract a policy or policies of fire insurance, with extended coverage, in an amount at least equal to the principal balance due hereunder.

It is further agreed that at such time as the above consideration, together with interest, has been paid in full, the Seller will execute and deliver to the Purchaser a general warranty deed to the above described premises, free of liens and encumbrances except such taxes or other assessments as the Purchaser shall have become obligated to pay.

It is further agreed that time is of the essence of this contract, and if the payments are not made when due, the Seller, without notice to the Purchaser, shall be discharged in law and in equity from all liability to make said deed, and may treat said Purchaser as a tenant holding over after termination, and the Seller shall be entitled to claim and recover, or retain, if already paid, the sum of \$ 75.00 per month for rent, or by way of liquidated damages.

IN WITNESS WHEREOF, we have hereunto set our hands and seals in duplicate, this day and year first written above.

In the presence of:

Helin P. Anderson  
Ward B. Stone

Heather Anne Dattisburg  
Carolyn A. Abbott

Elizabeth J. Riley (SEAL)  
Seller

Margaret Bond (SEAL)  
Purchaser

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