

and then to principal, until paid in full, with the privilege of anticipating all or any part of the unpaid balance at any time.

The Seller shall have immediate possession of the property and agrees to pay all taxes hereafter accruing, the taxes for the year 1965 to be pro-rated between the parties when due.

The Purchaser agrees to keep the property insured against fire, windstorm, in an amount not less than the amount due on this contract, to deliver the said policies to the Seller, with the appropriate endorsement showing his interest thereon, and to pay all premiums when due and on his failure to pay any premium when due, the Seller may, at his option, pay such premium and add it to the unpaid principal.

The Purchaser agrees to keep the property in repair.

On the payment of the purchase price in full the Seller agrees to convey to the purchaser the property by full warranty deed, free of liens and encumbrances, and the wife of the Seller, by her signature hereto, agrees to renounce dower.

IT IS UNDERSTOOD AND AGREED that time is of the essence of this contract and on the failure of the Purchaser to pay any installment when due or on his failure to pay any installment or taxes or insurance when due, the Seller may at his option terminate this contract and retain all sums paid as rent and

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