

All interest not paid when due to bear interest at the same rate as the principal, and in case said sum, or any part thereof, be collected by an attorney, or through legal proceedings of any kind, then in addition an attorney's fee of a reasonable amount besides all costs and expenses incident upon such collection shall be added to the amount due under this contract and collectible as a part thereof.

IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that in the event any installment of principal and interest is in default for a period of fifteen (15) days after said payment is due, then the Seller may, at her option, declare this contract null and void and retain the payments made hereupon as rent.

IT IS ALSO UNDERSTOOD AND AGREED between the parties that at such time as the Purchasers have paid to the Seller the total consideration hereinabove provided, together with interest, the Seller covenants and agrees to bind herself, her heirs, executors, administrators, and assigns, to execute and deliver to the Purchasers, their heirs and assigns, a general warranty deed to the premises above described, conveying a fee simple title thereto, free of all liens and encumbrances, except taxes which shall be prorated as of the date of this contract. The Purchasers agree to pay all taxes when the same shall become due, commencing with the date of this contract. In the event that the Purchasers do not pay the taxes prior to the time at which taxes go into execution, the Seller may pay any taxes due upon the premises and charge the Purchasers for the same by adding the amount of taxes to the principal indebtedness herein, which sum shall draw interest from the date paid at the rate of six (6%) per cent per annum.

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IT IS FURTHER UNDERSTOOD AND AGREED that the insurance in force on said premises shall be prorated as of the date of this contract. It is also understood and agreed that the Purchaser will insure the premises against loss by fire and lightening with extended coverage in the amount of Six Thousand, Five Hundred and No/100 (\$6,500.00) Dollars, with the loss payable clause to the Seller and the Purchasers as their interest may appear. The Seller shall have the option to select the insurance company. The Purchasers agree to pay all insurance premiums when the same shall become due and shall not permit the

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