

be prorated as of June 1, 1966. The Purchaser agrees to pay all taxes when the same shall become due, commencing with June 1, 1966. In the event that the Purchaser does not pay the taxes prior to the time at which taxes go into execution, the Seller may pay any taxes due on the premises and charge the Purchaser 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 per cent per annum.

IT IS FURTHER UNDERSTOOD AND AGREED that the Purchaser will insure the premises against loss by fire and lightning with extended coverage in the amount of Nineteen Thousand (\$19,000.00) Dollars, with the loss payable clause to the Seller and the Purchaser as their interest may appear, and that the Purchaser shall have the option of selecting the insurance company. The Purchaser agrees to pay all insurance premiums when the same shall become due and shall not permit the insurance to lapse during the term of this contract by failure to pay said insurance premiums. In the event that the Purchaser does not pay said insurance premium before the date on which said insurance policy would lapse for nonpayment of premiums, the Seller may pay said premiums due thereon and charge the Purchaser for the same by adding the amounts of such premiums to the principal indebtedness herein, which sum shall draw interest from the date paid at the rate of six per cent per annum.

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IT IS ALSO AGREED between the parties hereto that the Purchaser is to remain in possession of the premises until default as hereinabove set forth, and the Purchaser agrees that she will commit no waste upon the premises or allow the same to be committed and the Purchaser agrees to keep and maintain said premises in as good condition as now exists.

IT IS AGREED that time is of the essence of this contract and if said monthly payments are not made when due, the Seller shall be discharged in law and equity from all liability to make said deed and may treat said Purchaser as a tenant holding over after termination and shall be entitled to retain the monthly payments already paid as rent.

Any indulgence of the Purchaser by the Seller of any of the terms and conditions herein shall not operate to waive any rights of the Seller herein.

(Continued on next page)