

IT IS FURTHER AGREED THAT if at any time, any portion of the principle or interest due, hereunder, shall be past due and unpaid for a period of thirty days, or failure to comply with any other agreements, herein, the whole amount, principle and interest, due under this agreement, shall at the option of the said Mildred E. Whitmire and/or Beverly Whitmire Zimmerman shall become immediately due and payable, and the said Mildred E. Whitmire, and/or Beverly Whitmire Zimmerman shall have the right to declare this contract null and void upon the re-payment of One Dollar to the said Malcolm Leopard as liquidated damages; have the right to repossess themselves of the above described real estate immediately, it being further agreed by and between the parties hereto that in the event it becomes necessary to retain an attorney for the collection of said debt, or interest thereon, or the repossession of said real estate, the said Malcolm Leopard shall pay as further liquidated damages the amount of Fifteen (15%) per cent of all uncollected balance of principle and interest, plus all costs and expenses as a result thereof.

IT IS FURTHER AGREED, by and between the parties hereto that the said Malcolm Leopard shall insure his life, said Mildred E. Whitmire and/or Beverly Whitmire Zimmerman for any unpaid balance which may be due hereunder at his death, and shall name as beneficiaries, and assign said policy, to the said Mildred E. Whitmire and Beverly Whitmire Zimmerman, and in the event the said Mildred E. Whitmire and/or Beverly Whitmire Zimmerman pays any premium on said life insurance, not otherwise paid, said premiums shall become a part of the principle sum due under this agreement.

IT IS FURTHER AGREED that the said Malcolm Leopard shall insure the house and all buildings on the premises from loss or damage by fire, windstorm, or other hazards, for an amount not less than the balance due under this agreement, in a company, or companies,

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