

the payment of taxes and insurance premiums on a policy or policies of not less than ~~\$7000~~⁶⁰⁰⁰.00, next to interest calculated at the rate of six per cent per annum, and the balance to be credited on principal.

2. In addition to the monthly payment hereinabove stipulated, the purchasers agree to keep said house and premises in a good state of repair at all times while the purchasers are indebted to the sellers.

3. In the event any needed repairs are not made by the purchasers, the sellers will have the right to make such needed repairs and charge it to the account of the purchasers. Further, it is agreed that failure to make such repairs shall constitute a default in this contract, at the option of the sellers, and in such event the sellers shall have the right to eject the purchasers from the premises and all sums paid prior to that date shall be forfeited to the Sellers as liquidated damages.

4. All taxes and insurance premiums are to be pro rated as of the date of this contract and are thereafter to be paid by the purchasers, but the same is included within the \$60.00 monthly payment hereinabove stipulated.

5. Upon the payment of the purchase price in full the Sellers agree to convey the premises above described to the purchasers by fee simple full warranty deed, free of encumbrance or lien.

6. It is mutually understood and agreed that time is of the essence of this agreement and should the purchasers become in default in the payment of any monthly sum, or in

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