

2. That upon the full payment of \$3,750.00 by said purchasers, the owner agrees to deliver to said purchasers a warranty deed to said property, upon the execution by the purchasers of a mortgage back to the owner for the sum of \$10,000.00 at 6 $\frac{1}{2}$ % interest, payable in monthly payments of \$87.12 to be applied first to payment of interest and balance to principal until paid in full.

3. The purchasers agree that upon the execution by the owner of a deed to said property, the said purchasers are to be responsible for the payment of all taxes and insurance on said property and said insurance policy shall carry a mortgagee clause back to Edward E. Baswell for and during the term of said mortgage.

4. The purchaser agrees to be responsible for all maintenance and repair to said property and further agrees to keep said building in a good state of repair and the owner shall have the right to enter upon said premises at any time for the purpose of viewing the same.

5. It is specifically understood and made an integral part of this Contract that in the event of a default of the monthly payments of \$91.22 as herein set forth, the owner shall have the right to re-possess the property immediately and declare this Contract null and void and all payments that have been made thereon shall be considered as rentals.

6. It is understood and agreed that upon the execution of this Contract the Purchaser shall pay to the Owner one monthly payment of \$91.22, the receipt of which is hereby acknowledged, and thereafter shall pay the sum of \$91.22 each and every month, in advance, until the sum of \$3,750.00 have been paid in accordance with the terms herein set forth.