

The purchaser agrees to pay there for the sum of EIGHTY FIVE HUNDRED (\$8500.00) DOLLARS, of which the sum of FIVE HUNDRED DOLLARS (\$500.00) has been paid herewith, leaving a balance of EIGHT THOUSAND DOLLARS (\$8000.00) to be paid in monthly installments of Sixty-Five and no/100 Dollars (\$65.00) each on the first day of each month hereafter, to be applied first to interest at 6% and then to principal, until paid in full, with the privilege of anticipating all or any part of the unpaid balance at any time.

The Purchaser is to have possession of the property on the signing of this contract and is to pay all taxes beginning with the year 1959, and agrees to keep the property in repair.

The Purchaser agrees to keep the property insured against loss by fire and other hazards in such amounts and in such companies as may be specified by the Seller and to pay all premiums there for; on his failure to do so, the Seller may obtain such insurance, pay the premiums and any premiums paid by her shall become a part of the principal debt secured hereby.

It is distinctly understood and agreed that time is of the essence of this contract and that on the failure of the Purchaser to pay any installment when due, or on his failure to pay any fire insurance premium or to pay taxes when due, the Seller may at her option terminate this contract, retaining all sums paid as liquidated damages and rent and the Purchaser shall have no further right therein.

On payment of the contract in full, the Seller agrees to convey the property to the Purchaser by full warranty deed.

~~IN WITNESS WHEREOF, we have hereunto set our hands and seals on this~~
~~10th day of Nov, 1959.~~

It is understood and agreed that this contract includes the furniture now in the house and it is agreed that none of the furniture will be removed

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