

Dollars, or on such portion thereof to which it may have been reduced by monthly payments of principal; and when the principal of said obligation shall have been reduced to the sum of 11,500.00 Dollars, the Company will deliver, or cause to be delivered, to the Purchaser a deed in fee to the said premises, free and clear of all encumbrances, except such as are herein assumed by the Purchaser, and the Purchaser shall, upon the execution and delivery of such deed, execute and deliver to the Company a note and mortgage for said sum of \$ 11,500.00 @ 6½%, payable as prescribed by said Company.

(3) That the Purchaser is to have the immediate possession and use of the said premises, and he is to do no act in or upon the said premises that would injure or depreciate the value of the same. He also agrees to keep the premises in as good order and condition as they are now and will not permit any waste thereof, reasonable wear and tear excepted, it being understood that the Purchaser will bear the expense of all repairs after this date.

(4) And it is agreed that the Purchaser shall pay all taxes, insurance and water rents chargeable against the said premises, and any and all assessments levied by law against the same, accruing and falling due from and after these presents, and will deposit monthly with the Company a sum equal to one-twelfth of the amount necessary annually to pay the amount of taxes, assessments and insurance on the premises, over and above the installment, which amounts are to be retained by the Company and paid for Purchaser as they fall due.

(5) That the premises are bought and sold in their present state of repair.

(6) And the said Company does hereby bind itself, its successors and assigns, in the event the Purchaser shall well and truly make the payments above stipulated, and shall at all times when due pay the taxes, insurance, water rents and assessments chargeable against

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