

delinquent payments with any penalties involved to the Mortgagees, which payments shall be considered in lieu of the next ensuing payment or payments due hereunder to the extent of such payments to the Mortgagees.

The Sellers further covenant and agree not to encumber the premises with mortgage indebtedness exceeding seventy (70%) per cent of the balance due the Sellers under the terms of this contract, and in no event shall the combined monthly payments for the repayment of said mortgage indebtedness exceed \$300.00 unless prior consent is obtained in writing from the Purchasers.

It is further understood and agreed that the Purchasers shall not commit, or suffer any other persons to commit, any breach of any covenant, agreement, or condition of any mortgage encumbering the premises, and the Sellers agree to furnish to the Purchasers copies of any and all such mortgages.

It is further understood and agreed that if the Purchasers shall fail for a period of one month, after the same shall be due under the terms of this contract, to pay to the Sellers any of the sums herein agreed to be paid by the Purchasers, either as installments on account of principal, or as interest, taxes, assessments or to procure insurance, or shall fail to comply with any of the covenants on their part to be kept and performed, then the Sellers shall be released from all obligation in law or equity to convey said property, and the Purchasers shall forfeit all right thereto, and any and all payments theretofore made by the Purchasers under

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