

It is expressly understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument as well as all insurance premiums which shall become due from time to time. Purchaser agrees to carry insurance coverage on said premises with Sellers as loss payee

It is expressly understood that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear excepted.

In the event the Purchaser fails to make any payment as set forth above on its due date as stated above, this Contract shall thereupon terminate at the option of the Sellers and all monthly payments made by the Purchaser prior thereto shall be forfeited to the Seller as rent for the use of the premises and as liquidated damages for the breach of this Contract.

The parties hereto agree that the sole subject matter of this Contract is the property described herein and located thereon.

It is expressly agreed that the Purchaser may put one mobile home on the property; however, he can not exceed that number until the property has been paid in full.

No trees are to be cut from said property without the permission of the Sellers.

*W.H. Hickey* Seller *E.M.*  
The Purchaser has the right to use and reap the harvest from the garden located on the above described property.

This Contract shall be binding upon the parties herein, their heirs and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the year and day first above written.

IN THE PRESENCE OF:

*Betty Ann Hickey*  
*[Signature]*

*Hiran Morrison*  
Hiran Morrison, Seller

*Eliza Morrison*  
Eliza Morrison, Seller

*Wallace Hickey*  
Wallace Hickey, Purchaser

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