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shall be paid by Purchaser, upon demand, including interest thereon from the date the premium is paid by Seller. All insurance policies to be issued as aforesaid shall be delivered to and held by Seller until all amounts of money to be paid by the Purchaser have been paid in full.

Purchaser agrees to pay all property taxes on the above described property, and shall have use of the property.

In the event any payment as provided above is collected through an attorney or legal proceedings, Purchaser agrees to pay in addition to the payment as is required above, a reasonable amount for Sellers' attorneys fees.

It is agreed that time is of the essence of this contract and if the said payments are not made when due, Seller shall be discharged in law and in equity from all liability to make said deed, and may treat the Purchaser as a tenant, holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid, any sums paid by Purchaser as rent or by way of liquidated damages, or may enforce payment of this instrument.

IN WITNESS WHEREOF, the undersigned have set their hands and seals the date first above written.

IN THE PRESENCE OF:

J. Henry Phisage

Ruth Drake

J. Frank Hendrix
J. Frank Hendrix

Doris S. Hendrix
Doris S. Hendrix,
SELLERS

Charles William Cloer
Charles William Cloer,
PURCHASER

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