

(3) Upon the payment by the Purchasers to the Seller of the sum of \$3,000.00, the Seller hereby agrees to convey the above described property to the Purchasers by a good, fee simple marketable title and the Purchasers shall at this time execute the purchase money mortgage back to the Seller in the amount of \$3,000.00 payable \$50.00 per month. The Purchasers shall be required to pay the property taxes upon this house and lot for the year 1962 and each succeeding year thereafter. The Purchasers also agree as part of the consideration of this contract that they shall keep in force on this house and lot at least \$6,000.00 worth of fire and extended coverage insurance with a mortgagee clause made payable to the Seller in case of fire or destruction of this property. The said fire and extended coverage insurance policy shall be delivered to the Seller upon demand and the Purchasers shall be required to give evidence of payment of the premium. If the Purchasers do not keep up the taxes upon this property or fail to pay the insurance premiums, then the Seller shall have the right to pay these items and add the amounts paid for these two items to the balance of the contract price.

(4) It is also agreed that if the Purchasers do not make the monthly payments of \$50.00 per month as they become due beginning October 15, 1962 and on the 15th day of each successive month thereafter, the Seller shall have the right by giving written notice to the Purchasers to cancel the within contract and to keep as liquidated damages any sums paid to him by the Purchasers upon the purchase price.

(5) The Purchasers further agree that during the life of this contract they shall keep the house located on Mary Street

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