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then in addition a reasonable attorney's fee shall be due and collectible. The purchaser agrees to pay all taxes while this Contract is in force, to keep the buildings on said land insured from loss or damage by fire for not less than Three Thousand (\$3,000.00) Dollars, loss under the policy or policies of insurance to be payable to seller and purchaser as their interests may appear, and to pay all premiums for such insurance.

It is agreed that time is of the essence of this contract, and if said payments fall over ninety (90) days in arrears, I shall be discharged in law and equity from all liability to make said deed, and may treat said Sally W. Hall as tenant holding over after termination, or contrary to the terms of her lease, and shall be entitled to claim and recover, or retain if already paid in the sum of Forty (\$40.00) Dollars per month for rent, or by way of liquidated damages, or may enforce payment of said note.

WITNESSES:

Christine B. Giles
Frank A. Carpenter

M. S. Pitts (LS)
 M. S. Pitts

Mrs. Sallie W. Hall (LS)
 Sally W. Hall