each and every month thereafter succeeding, ~~together with the accrued interest~~, until the balance of the purchase price remaining unpaid has been reduced to the sum of _Seven thousand (7000)_ ——————— Dollars; when the unpaid balance of the purchase price has been so reduced, then and in that event the Seller agrees to deliver unto the Buyer a warranty deed conveying and warranting the aforesaid premises unto the Buyer and his heirs, and to accept the promissory note of the Buyer in the amount of the unpaid balance of the purchase price, said note to bear interest at the rate of _Six_ Per Cent per annum, and said note to be payable in monthly installments of _Eighty-five_ ——— Dollars ~~and accrued interest~~, and further, said promissory note to be secured by a real estate mortgage lien upon the above described premises.

The Seller does hereby represent and covenant with the Buyer that the Seller stands seized in fee simple of the aforesaid property and that the Buyer shall enjoy said premises and property without any lawful disturbance and that the same is free of all encumbrances, subject, however, to such reservations and limitations as are contained in the United States Patents affecting said lands.

Seller agrees that Buyer shall have possession of the above described premises from and after date hereof, and Buyer agrees that he will at all times hereafter keep the buildings and other improvements situate on said premises in good order and repair. It is also understood and agreed that any new or additional buildings or other improvements which shall be placed on said premises by the Buyer shall be deemed to be additional security for this contract and shall not be removed from said premises. Buyer agrees that he will pay all taxes accrued on the said premises from and after the date hereof as the same become due and that the Buyer will not allow said taxes to become delinquent, and further the Buyer will keep the buildings on said premises insured against loss by fire in a sum not less than _Ten thousand (10,000)_ Dollars, and the Buyer does agree to assign unto

- 2 -