

the Purchaser covenants and agrees to pay interest at the rate of five per cent (5%) per annum on the deferred balance of the purchase price commencing November 1, 1964, and annually thereafter, and, further, on said first day of November, 1964, the Purchaser agrees to pay as principal the sum of Twenty Five Hundred and No/100 (\$2500.00) Dollars, and a like sum annually thereafter until the said purchase price has been fully paid.

Seller agrees to pay seven-twelfths (7/12) of 1963 general property taxes and assessments levied upon the above described real property, and the Purchaser agrees to pay five-twelfths (5/12) thereof for the year 1963, thereafter the Purchaser agrees to pay all taxes and assessments levied upon the above described lands and real property; further, the Purchaser agrees to keep in force throughout the term of the within agreement a valid insurance policy insuring the buildings and improvements on the above described lands against loss by fire in a sum not less than Six Thousand and No/100 (\$6,000.00) Dollars, the proceeds whereof in event of loss to be payable unto the Seller as the Seller's interest may appear at the time of loss.

The Seller agrees to deliver unto Purchaser herewith an abstract of title extended to present date showing a marketable title to be vested in the Seller, and the Purchaser shall have until the 15th day of October, 1963, within which to examine said abstract and give notice of defects which may render unmarketable title to the above lands, or any portion thereof. Upon receipt of such notice, the Seller, at their expense, shall immediately proceed to clear such defects, doing so prior to the first day of March, 1964. If title of any portion of such lands cannot be made marketable on or before said date, the Purchaser shall have the option to rescind the within agreement and to surrender possession of the above lands unto the Seller, and the Seller shall return to the Purchaser all money paid hereunder, reserving, however, a portion thereof which shall reasonably compensate Seller for the Purchaser's use and occupancy of the above land.

Seller further agrees that upon payment of the purchase price in the manner herein set forth to deliver unto the Purchaser a good and sufficient warranty deed conveying title to the above described lands and all of the