

✓ \$6.00 (OR MORE AT THE OPTION OF THE SECOND PARTY) IN CASH, RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND REMAINDER IN MONTHLY INSTALLMENTS AT ST. JOHNS, OREGON, AS FOLLOWS: \$6.00 (OR MORE) ON THE 15 FIRST PAYMENT DUE 15 OF MAY, 1918 DAY OF EACH MONTH HEREAFTER UNTIL THE WHOLE OF SAID PURCHASE PRICE SHALL BE PAID, AND IN ADDITION THERETO ALL TAXES AND OTHER PUBLIC CHARGES WITH ASSESSMENTS FOR SEWERS AND STREET IMPROVEMENTS WHICH MAY HEREAFTER BECOME LIENS ON SAID PROPERTY PROMPTLY BEFORE DELINQUENCY, AND THAT HE WILL KEEP THE BUILDINGS NOW UPON OR WHICH MAY BE ERECTED UPON SAID PROPERTY INSURED AGAINST FIRE IN THE SUM OF {IN SOME FIRE INSURANCE COMPANY SATISFACTORY TO SAID FIRST PARTY, WITH LOSS, IF ANY, PAYABLE TO SAID FIRST PARTY AS HIS INTEREST MAY APPEAR. ALL OF WHICH PAYMENTS SAID SECOND PARTY HEREBY AGREES TO MAKE AS ABOVE PROVIDED WITH ANNUAL INTEREST PAYABLE AT THE RATE OF SIX (6%) PER CENT, PAYABLE MONTHLY INTEREST TO DECREASE WITH EACH PAYMENT. AND THE SAID FIRST PARTY ALSO AGREES THAT WHEN FULL PAYMENT SHALL HAVE BEEN RECEIVED HE WILL CAUSE TO BE EXECUTED AND DELIVERED AT HIS OWN COST AND EXPENSE, A GOOD AND SUFFICIENT WARRANTY DEED, CONVEYING THE PROPERTY AFORESAID, TO THE SECOND PARTY, HIS HEIRS, OR ASSIGNS FOREVER.

IN WITNESS WHEREOF, SAID PARTIED HAVE HEREUNTO SET THEIR HANDS THE DAY AND YEAR FIRST ABOVE WRITTEN.

EXECUTED IN THE PRESENCE OF

M. C. SOULE

LILLIAN E. SOULE

JOTTIE M. SCALES

R. D. SCALES

BLANCHE L. KEESLER

AND IT ^{is} UNDERSTOOD AND AGREED BETWEEN THE SAID PARTIES, THAT IN CASE THE SECOND PARTY SHALL FAIL TO MAKE THE PAYMENTS ABOVE NAMED, AND EACH AND EVERY ONE OF THEM, WITHIN 30 (THIRTY) DAYS OF THE TIME SPECIFIED THEREFOR, OR FAIL TO KEEP ANY ENGAGEMENTS HEREIN CONTAINED, OR DESIRE TO BE RELEASED FROM THIS CONTRACT, THEN THIS CONTRACT SHALL AT THE OPTION OF THE FIRST PARTY BECOME NULL AND VOID, AND ALL RIGHTS AND INTERESTS CREATED OR THEN EXISTING IN FAVOR OF THE SECOND PARTY AS AGAINST THE FIRST PARTY SHALL UTTERLY CEASE, EXCEPT THAT THE RIGHT TO THE POSSESSION OF THE PREMISES AND PROPERTY ABOVE DESCRIBED, AND ALL RIGHTS ACQUIRED BY THE SECOND PARTY SHALL NOT REVERT TO OR REVEST IN THE SAID FIRST PARTY UNTIL ALL MONEYS THAT HAVE BEEN PAID BY THE SECOND PARTY IN EXCESS OF \$5.00 (FIVE DOLLARS) PER MONTH, (WHICH IT IS AGREED BY BOTH PARTIES IS A REASONABLE RENT FOR SUCH PROPERTY) AND ALL MONEYS RECEIVED BY THE FIRST PARTY ON ACCOUNT OF THE PROPOSED PURCHASE OR SALE OF SAID PROPERTY, AND ALL MONEYS EXPENDED BY THE SECOND PARTY IN IMPROVEMENTS OR APPURTENANCES THEREON OR THERETO SHALL HAVE BEEN RETURNED TO THE SECOND PARTY IN CASH, OR ACCREDITED TO HER AS RENT FOR THE SAID PROPERTY AT THE RATE OF \$5.00 (FIVE DOLLARS) PER MONTH. WHEN THIS RETURN, RECLAMATION, OR COMPENSATION SHALL HAVE BEEN MADE TO THE SECOND PARTY, EITHER IN CASH OR BY CONTINUED POSSESSION OF SAID PREMISES AND PROPERTY, THE FIRST PARTY SHALL HAVE THE RIGHT IMMEDIATELY OR AT ANY TIME THEREAFTER, TO ENTER UPON THE PREMISES AND PROPERTY AFORESAID WITHOUT ANY PROCESS OF LAW, AND TAKE IMMEDIATE POSSESSION OF THEM, TOGETHER WITH ALL THE IMPROVEMENTS AND APPURTENANCES THEREON OR THERETO BELONGING.