

LEAST ONE HUNDRED (\$100.00) DOLLARS PER YEAR, PAYABLE ON OR BEFORE THE 21ST DAY OF JUNE, OF EACH YEAR DURING SAID TERM UNTIL FULL PURCHASE PRICE IS 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 THEY WILL KEEP THE BUILDINGS NOW UPON OR WHICH MAY HEREAFTER BE ERECTED ON SAID PREMISES INSURED AGAINST FIRE IN SOME INSURANCE COMPANY SATISFACTORY TO THE PARTIES OF THE FIRST PART, IN THE SUM OF \$500.00 WITH LOSS, IF ANY, PAYABLE TO THE PARTIES OF THE FIRST PART AS THEIR INTEREST MAY APPEAR. <sup>of which</sup> ALL ~~THE~~ PAYMENTS SAID PARTIES OF THE SECOND PART HEREBY AGREE TO MAKE AS ABOVE PROVIDED WITH ANNUAL INTEREST PAYABLE AT THE RATE OF SIX (6%) PER CENT PER ANNUM, PAYABLE ANNUALLY.

AND THE PARTIES OF THE FIRST PART AGREE THAT WHEN FULL PAYMENT SHALL HAVE BEEN RECEIVED, THEY WILL CAUSE TO BE EXECUTED AND DELIVERED AT THEIR OWN COST AND EXPENSE, A GOOD AND SUFFICIENT WARRANTY DEED, CONVEYING THE PROPERTY AFORESAID, TO THE PARTIES OF THE SECOND PART THEIR HEIRS OR ASSIGNS, FOREVER.

AND IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT TIME IS THE ESSENCE OF THIS CONTRACT, AND IN CASE THE PARTIES OF THE SECOND PART SHALL FAIL TO MAKE THE PAYMENTS ABOVE NAMED, AND EACH AND EVERY ONE OF THEM PUNCTUALLY WITHIN TEN DAYS OF THE TIME LIMITED THEREFOR, OR FAIL TO KEEP ANY OF THE AGREEMENTS HEREIN CONTAINED, THEN THIS CONTRACT SHALL, AT THE OPTION OF THE PARTIES OF THE FIRST PART, BECOME NULL AND VOID AND ALL RIGHTS AND INTERESTS CREATED OR THEN EXISTING IN FAVOR OF THE PARTIES OF THE SECOND PART AS AGAINST THE PARTIES OF THE FIRST PART HEREUNDER, OR TO ANY PAYMENTS THERETOFORE MADE HEREIN, SHALL UTTERLY CEASE AND DETERMINE, AND THE RIGHT TO THE POSSESSION OF THE PREMISES ABOVE DESCRIBED, AND ALL OTHER RIGHTS ACQUIRED BY THE PARTIES OF THE SECOND PART HEREUNDER SHALL REVERT TO AND REVEST IN SAID PARTIES OF THE FIRST PART WITHOUT ANY ACT OF RE-ENTRY, OR ANY OTHER ACT OF SAID FIRST PARTIES TO BE PERFORMED, AND WITHOUT ANY RIGHT OF SAID SECOND PARTIES TO RETURN, RECLAMATION OR COMPENSATION FOR MONEYS PAID OR RECEIVED ON ACCOUNT OF THE PROPOSED PURCHASE OR SALE OF SAID PROPERTY, AS ABSOLUTELY, FULLY AND PERFECTLY AS IF THIS CONTRACT AND SUCH PAYMENTS HAD NEVER BEEN MADE; AND IN CASE OF SUCH DEFAULT ALL PAYMENTS THERETOFORE MADE ON THIS CONTRACT ARE TO BE RETAINED BY AND BELONG TO SAID PARTIES OF THE FIRST PART AS THE AGREED REASONABLE RENTAL OF SAID PREMISES UP TO THE TIME OF SUCH DEFAULT. AND THE SAID PARTIES OF THE FIRST PART SHALL, IN CASE OF SUCH DEFAULT, HAVE THE RIGHT, IMMEDIATELY, OR AT ANY TIME THEREAFTER, TO ENTER UPON THE LAND AFORESAID, WITHOUT ANY PROCESS OF LAW AND TAKE IMMEDIATE POSSESSION THEREOF, TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREON OR THERETO BELONGING.

IN WITNESS WHEREOF SAID PARTIES HAVE HEREUNTO SET THEIR HANDS THE DAY AND YEAR FIRST ABOVE WRITTEN.  
EXECUTED IN THE PRESENCE OF

GEO. E. O'BRYON

DAISY ALLEN

E. P. ASH

NELLIE E. ASH  
PARTIES OF THE FIRST PART

P. F. ST. MARTIN

GERTRUDE ST. MARTIN  
PARTIES OF THE SECOND PART

FILED FOR RECORD JUNE 22, 1920, AT 11 A.M. BY P. F. ST. MARTIN.

*Eddy P. Mitchell*  
COUNTY AUDITOR.