

MAY HEREAFTER BE LAWFULLY IMPOSED ON SAID PREMISES; THAT THEY WILL KEEP THE BUILDINGS NOW ON AND HEREAFTER ERECTED ON SAID PREMISES INSURED AGAINST FIRE IN AN AMOUNT NOT LESS THAN 500 DOLLARS, IN A COMPANY SELECTED BY THE VENDORS, WITH THE LOSS PAYABLE TO THE RESPECTIVE PARTIES HERETO AND THE MORTGAGEE OF SAID PREMISES, IF ANY, AS THEIR RESPECTIVE INTERESTS APPEAR; THAT THEY WILL NOT SUFFER OR PERMIT SAID PREMISES TO BECOME SUBJECT TO ANY MECHANICS' LIENS, OR ANY LIEN HAVING PRECEDENCE TO THE RIGHTS OF THE VENDORS; AND IF THE VENDEES SHALL FAIL AT ANY TIME TO INSURE SAID PROPERTY AS SPECIFIED, OR SUFFER OR PERMIT IT TO BECOME SUBJECT TO ANY MECHANICS' LIENS OR INCUMBRANCES HAVING PRECEDENCE TO THE RIGHTS OF THE VENDORS, OR ALLOW SAID TAXES, ASSESSMENTS OR CITY LIENS TO BECOME DELINQUENT AND REMAIN SO FOR A PERIOD OF TEN (10) DAYS THEREAFTER, THE VENDORS MAY, AT ANY TIME, WHILE SUCH DEFAULT OR DEFAULTS CONTINUE, DECLARE THE ENTIRE AMOUNT REMAINING UNPAID ON THIS CONTRACT AT ONCE DUE AND PAYABLE.

ALL IMPROVEMENTS NOW ON AND WHICH MAY HEREAFTER BE PLACED ON SAID PREMISES SHALL REMAIN AND SHALL NOT BE REMOVED BEFORE FINAL PAYMENT BE MADE FOR SAID ABOVE DESCRIBED PREMISES.

THE VENDORS AGREE: THAT WHEN THE VENDEES SHALL HAVE PAID THE SAID PURCHASE PRICE AND SHALL HAVE COMPLIED WITH ALL COVENANTS, EXPRESS AND IMPLIED, HEREIN CONTAINED, THE VENDORS WILL, AT THEIR OWN EXPENSE, MAKE, EXECUTE AND DELIVER TO THE VENDEES A GENERAL WARRANTY DEED, CONVEYING SAID PREMISES SUBJECT TO THE ABOVE MENTIONED TAXES AND ASSESSMENTS, THE LIENS AND INCUMBRANCES HEREIN ASSUMED BY THE VENDEES, AND ALL LIENS AND INCUMBRANCES CREATED AND SUFFERED BY THE SAID VENDEES OR THEIR ASSIGNS, AND SUBJECT TO ALL BUILDING AND OTHER RESTRICTIONS IMPOSED BY THE DEDICATORS OF SAID TRACT, OR ANY OWNER OF SAID PREMISES; AND ALSO FURNISH AN ABSTRACT OF TITLE TO SAID PROPERTY.

IT IS FURTHER AGREED: THAT THIS INSTRUMENT SHALL NOT BE DEEMED TO CREATE AN ESTATE, EITHER IN LAW OR IN EQUITY, IN THE SAID REAL PROPERTY IN FAVOR OF THE VENDEES, THEIR HEIRS OR ASSIGNS, AT ANY TIME PRIOR TO THE PAYMENT OF SAID PURCHASE PRICE IN FULL; THAT TIME AND EXACT PERFORMANCE ARE OF THE ESSENCE OF THIS AGREEMENT; THAT IN CASE THE VENDEES SHALL FAIL TO MAKE ANY PAYMENT, PRINCIPAL OR INTEREST, CALLED FOR BY SAID PROMISSORY NOTE, WITHIN THIRTY (30) DAYS FROM THE TIME THE SAME BECOME DUE AND PAYABLE, OR FAIL TO MAKE ANY OTHER PAYMENT REQUIRED OF THEM, OR FAIL STRICTLY AND LITERALLY TO PERFORM ANY COVENANT AND AGREEMENT, EXPRESSED OR IMPLIED, HEREIN CONTAINED; OR SUFFER OR COMMIT WASTE ON SAID PREMISES; THEN, AND AS OFTEN AS SUCH DEFAULT MAY OCCUR, THE VENDORS, AT THEIR OPTION, MAY REPOSSESS THEMSELVES OF SAID PREMISES, AND DECLARE THE INTEREST HEREBY CREATED OR THEN EXISTING IN FAVOR OF THE VENDEES, TO BE TERMINATED, AND SUCH INTEREST SHALL THEREUPON CEASE AND DETERMINE, AND SAID PREMISES SHALL REVERT TO AND REVEST IN THE VENDORS, AND THE MONEYS WHICH SHALL HAVE BEEN PAID HEREON, AND THE IMPROVEMENTS WHICH MAY HAVE BEEN MADE ON SAID PREMISES BY THE VENDEES, SHALL THEREUPON BE CONSIDERED AND DEEMED A REASONABLE RENTAL FOR THE USE AND OCCUPATION OF SAID PREMISES ON THE PART OF THE VENDEES, AND FOR THE TIME THEY SHALL HAVE BEEN ENTITLED TO THE POSSESSION THEREOF, AND THE VENDORS SHALL BE UNDER NO OBLIGATION TO RETURN SAID PAYMENTS AND THE VALUE OF SAID IMPROVEMENTS, IF ANY, OR ANY PORTION THEREOF, TO THE VENDEES. IT IS AGREED THAT UNTIL DEFAULT SHALL BE MADE THE VENDEES MAY OCCUPY AND REMAIN IN THE