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FIRE INSURANCE 2. Keep the building on the land continuously insured against fire, with extended coverage, for not less than \$1,000.00, with loss payable to Seller and Buyer as their interests may appear, and deliver policies to Seller on demand; not to permit any strip or waste to the property; not to assign this contract without written consent of the Seller; keep the premises in as good repair as received, usual wear and tear excepted; not to permit any liens for material or labor to be filed against the property and not to make any alterations in the building on the land which would lessen its value without the consent of Seller.

NO ASSIGNMENT

NO ALTERATIONS

SELLER'S ATTORNEY'S FEES 3. Pay Seller's reasonable attorney's fees to be determined by the Court, in case of suit or action to foreclose this contract, regain possession of the property, collect any part of the purchase price, or to enforce any of Seller's rights hereunder.

SELLER'S REIMBURSEMENT OF ADVANCEMENTS Should Buyer fail to keep the property clear of past due taxes, liens, assessments or other charges imposed against it, then Seller may, at his option, with or without notice, and without waiver of default, pay such taxes, liens, assessments or other charges, or any part thereof, and any payments so made by Seller shall be immediately due and payable from Buyer to Seller, and shall draw interest at the rate of 6% per annum until refunded, and shall be added to the unpaid balance of this contract. Likewise, should Buyer fail to deliver fire insurance policy as heretofore mentioned, then Seller may, at his option, with or without notice, and without waiver, secure and pay for such insurance, or any part thereof, and any payments so made by Sellers shall be immediately due and payable to him, and shall draw interest at the rate of 6% per annum until refunded, and be added to the unpaid balance of this contract.

IN CASE OF FIRE In case of damage or destruction of the property by fire or anything else covered by above mentioned insurance, the funds received on account of such damage shall, at option of Seller, be immediately applied on this contract, or may be used for the repair or replacement of the property damaged.


WAIVER It is agreed that waiver by Seller of any breach of any of the terms of this agreement shall not be a waiver of subsequent breaches, if any; and a default by Buyer in making any payment shall, at option of Seller, cause the entire unpaid balance of this contract to become immediately due and payable.

TITLE TO REMAIN IN SELLERS It is agreed that title to said property shall remain in Seller until the total price for same has been paid in full; that should Buyer default in making any payment called for herein, or in the performance of any of his other obligations specified herein, then Seller may, at his option, declare this agreement null and void at any time such default continues, in which case, the property, with right to re-enter the premises and take possession of same, shall immediately revert to and revest in Seller as absolutely as though this agreement had never been made, without refund or reclamation to Buyer for any payments or improvements made on or to the property, such payments and improvements (if any) to be considered reasonable rent for the property and liquidated damages for breach of contract. The above mentioned remedies are not to be considered exclusive, but are to be considered cumulative and in addition to all other remedies permitted by law or in equity, any or all of such remedies Seller may pursue in case of default by Buyer.

This agreement shall extend to and bind the executors, administrators, heirs and assigns of the respective parties hereto.

IN WITNESS WHEREOF, said parties hereunto set their hands and seals the day and year in this agreement first written.

 (SEAL)
Thurbert A. Johnson

 (SEAL)
Walter F. Keppeler