

It is further agreed between the parties that second party shall have the right at any time to pay the entire amount remaining unpaid, due to first parties which shall be computed by figuring the interest to the date of the payment.

First parties agree to submit an abstract certified to date, to second party at the office of Hunt and Eagleton within fifteen (15) days from this date and that second party shall have ten (10) days after the delivery of the said abstract as aforesaid within which to examine the title and upon delivery to first parties of the written opinion on said abstract, which said opinion shall be secured by first parties at the office of Hunt & Eagleton in the Kennedy Building, said first parties shall have thirty (30) days within which to correct any defects in the title and meet the requirements made by the attorneys of the second party. That if the title is not approved by the said attorneys for second party or is not corrected within the time specified that the second party shall have the option of paying \$ None per month rent for the use and occupancy of said property; first parties are to fully reimburse second party for the money paid to them upon said property either as a cash payment, or payments upon the first mortgage or payments made to first parties at the said bank or any other monies paid out upon said property to first parties or for the benefit of first parties.

It is further agreed that the party of the second part shall at all times keep the premises insured in a sum of not less than \$4000.00 against loss by fire or tornado and that the same to be paid, first, as the mortgage interest of the Midland Savings and Loan Association may appear, and second, as the interest of first parties may appear.

It is further agreed that first parties are to pay the ad valorem taxes, for the fiscal year beginning in 1922, and are to pay all special assessments or taxes or instalments thereon that may have matured prior to the first day of November, 1922. Second party agrees at all times during the life of this contract to pay all other taxes and special assessments that may be assessed or installments that become due thereon, and that they will keep said premises free from any and all such liens. It is also agreed that should first parties fail to pay the taxes provided on their part to be paid that second party may pay the same and produce the receipt to the bank and receive credit upon the contract to the extent and amount of said taxes.

First parties agree for themselves, their heirs and assigns and do hereby firmly bind themselves, their heirs, executors and assigns, that upon the payment of \$2080.00 to the said bank, together with the interest thereon that they will execute and deliver to the second party, her heirs and assigns, a good and sufficient warranty deed to the said above described premises, together with an abstract showing good and sufficient title certified to that time.

It is agreed between the parties that should second party her heirs or assigns fail and refuse to make the payments as are heretofore agreed to be made that this contract may be terminated by first parties by serving a written notice upon second party of their intention to cancel said contract and if within thirty (30) days after the date of the service of this notice upon said second party said second party has not paid all payments then in arrears this contract shall become null and void and second party shall give a quit claim deed to first parties upon payment to her by first parties of such sums of money as she has paid under this contract less \$125.00 per month rent which first parties shall be entitled to from and after the date that second party takes possession under this contract and upon the termination of the contract as herein