

installments of Eighty-five Dollars (\$85.00), the first installment to be due and payable on the first day of October, 1959, payments to be applied first to interest and balance to principle, with said interest being at the rate of six percent (6%) per annum to be computed and paid monthly as aforesaid.

The Purchasers shall have the right to anticipate payment of all or any portion of the purchase price at any time.

Upon the Purchasers paying the purchase price above set forth the Seller will execute and deliver to Purchasers a good fee simple warranty deed to said lot of land free and clear of all encumbrances with dower renounced thereon. However, in the event any monthly installments of the purchase price is in arrear and unpaid for a period of thirty days, this contract shall terminate at the option of the Seller and said Seller shall have the right to retain any payments made prior thereto on this contract as liquidated damages to cover expenses and loss sustained by the Seller. Should the Seller fail to exercise said option the such failure shall not constitute a waiver to exercise the same at a future failure to pay as promised.

IN WITNESS WHEREOF, this contract has been the date first written above.

R. G. Nichols (SEAL)
Seller

Fred Cusson Jr. (SEAL)

Frances M. Cusson (SEAL)
Purchasers

IN THE PRESENCE OF:

Robert D. Danahy

Christine B. Giles

(Continued on Next Page)