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Three Hundred and no/100 (\$300.00) Dollars of which has been paid, receipt of which is hereby acknowledged, leaving a balance of Forty-five Hundred and no/100 (\$4,500.00) Dollars.

(2) The balance of \$4,500.00 shall be paid by the Purchasers to the Sellers in monthly installments of Fifty-four and 36/100 (\$54.36) Dollars. This payment consists of \$49.96 for principal and interest at six per cent amortized over a ten year period and \$4.40 per month for a fire and windstorm insurance policy. The first payment of \$54.36 shall be due to the Sellers on September 17, 1962, and thereafter the Purchasers shall pay to the Sellers the sum of \$54.36 on the 17th day of each successive month thereafter until the contract price is paid in full. The Sellers hereby grant the right to the Purchaser to pay the balance of \$4500.00 in full at any time during the period of this contract.

(3) Upon the payment in full of the purchase price, the Sellers agree to convey the above described property to the Purchasers by a good fee simple title, free of liens and encumbrances. It is clearly understood that the Sellers shall not give the Purchasers a deed until the purchase price is paid in full.

(4) The Purchasers shall pay property taxes upon this property beginning in 1962 and each year thereafter during the time this contract is enforced.

(5) It is also further agreed that if the Purchasers do not make the monthly payments of \$54.36 each on the 17th day

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