

receipt whereof is hereby acknowledged, and the balance of \$ 5220.⁴⁹ to be paid in monthly installments of Fifty and NO/100 Dollars (\$50.00) each beginning on the 1st day of April, 1966, and continuing each month thereafter until paid in full, said monthly payments to be applied first to interest and the balance principal, with interest at the rate of Six percent (6%) per annum to be computed and paid monthly.

Purchaser agrees to pay all taxes and insurance on the premises from the date of this instrument and to keep the premises insured against loss by fire and extended coverage, in order to protect the Seller, for the sum of at least the balance due on the premises at all times and does further agree to maintain the premises in a good state of repair, normal wear and tear only accepted.

Seller agrees, upon payment of the purchase price hereinabove set forth, to deliver unto the Purchaser a good and sufficient deed and the Seller does further agree, upon request of the Purchaser, to execute the said deed and accept a mortgage for the balance due under this contract.

In the event the Purchaser shall fail to make these monthly payments herein called for within Thirty (30) days after said payments are due or shall fail to comply with this instrument in any material particular, then and in either event, this agreement, at the option of the Seller, shall terminate and any and all payments made by Purchaser prior thereto shall be paid by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for breach of this contract.

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