

payable \$1,175.00 in cash upon the execution of this agreement, the receipt of which is hereby acknowledged, and the balance of \$4,000.00 to bear interest at the rate of six per cent and to be paid in monthly installments of \$66.30 each, beginning July 15, 1967, and a like payment of \$66.30 monthly thereafter until paid in full. Said payments to be first applied to interest, balance to principal.

2. Taxes for the year 1967 have been pro-rated to the date of this contract and all taxes subsequent to this date will be paid by the purchasers.

3. Upon the payment of the purchase price in full the Sellers agree to convey the above described property to the Purchasers by full warranty deed, free of encumbrance or lien.

4. It is understood and agreed that the Purchasers shall have the right to anticipate payment at any time.

5. It is mutually understood and agreed that time is the essence of this agreement and in the event the Purchasers shall become delinquent for a period of 60 days after the date any obligation imposed by this contract is due, then and in such event the Sellers shall have a right to terminate this contract, take immediate possession of the premises and eject the Purchasers therefrom in the same manner as a tenant holding over after the expiration of his lease.

PROVIDED, However, such action upon the part of the Sellers shall not prejudice the rights of the Seller to take any proceeding at law or in equity to collect the amount due under this contract or to recover damages for the breach of this contract.