

cent per annum, said sum to be paid in the following manner:

Beginning on the first day of August, 1962, and on the first day of each successive and consecutive month thereafter, the sum of Sixty Five and no/100 (\$65.00) Dollars per month to be applied on the interest, principal, taxes and insurance, said payments to continue up to and including the first day of July, 1967, at which time, the full payment on the principal and all interest shall become due and payable. The afore-said monthly payments shall each be applied first to interest at the rate of six and one-half (6 1/2%) per cent per annum on the principal sum of Seventy Five Hundred and no/100 (\$7500.00) Dollars, or so much thereof, as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal, taxes and insurance.

IT IS FURTHER AGREED that the Sellers will insure and keep insured the houses and buildings on said lot in a sum not less than Seventy Five Hundred and no/100 (\$7500.00) Dollars by fire and extended coverage insurance from the company or companies satisfactory to the Purchasers but, it is understood and agreed that the premiums paid therefor by the Sellers shall be added to the unpaid principal payments and shall bear interest at the same rate as principal.

IT IS FURTHER AGREED that the Sellers will pay all taxes and public assessments on the aforementioned property as the same shall from time to time become due and payable and that all such payments shall be added to principal and shall bear interest at the rate of six and one-half (6 1/2%) per cent per annum.

IT IS FURTHER AGREED that upon the full payment of the purchase price, the Sellers shall transfer a good and sufficient deed to the Purchasers.

IT IS FURTHER AGREED that the Sellers will transfer possession to the purchasers on or before September 1, 1962.

IT IS FURTHER AGREED that the Purchasers shall have the right to anticipate all or any part of the remaining unpaid balance at any time.

IT IS FURTHER AGREED that time is of the essence for this contract and if the aforementioned payments or principal and interest are not made when due, the Sellers shall be discharged in law and equity from all liability to make said deed and may treat the Purchasers as a tenant holding over after termination or contrary to the terms of a lease and the Sellers

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