

- (b) Four Thousand Five Hundred (\$4,500.00) Dollars to be paid by the purchaser to the seller upon demand, with interest thereon to be paid by the purchaser to the seller at the rate of 8% per annum;
- (c) Fifteen Thousand Five Hundred Two and 95/100 (\$15,502.95) Dollars to be paid by the purchaser to the seller at the rate of 6% per annum, to be paid in equal installments of One Hundred Seven (\$107.00) Dollars per month, said payments to be applied first to interest and then to principle. The first payment being due and payable by the 20th day of August, 1970, and like installments each month thereafter until the whole indebtedness is paid.

It is further agreed that all taxes on the property herein described are to be paid by the purchaser after execution date of this Contract, said taxes being secured by the payment by the purchaser to the seller in an installment of Twenty (\$20.00) Dollars per month, to be placed in escrow for the payment of such taxes. The purchaser further agrees to insure the herein described property with fire and extended coverage in an amount not less than Twenty Thousand (\$20,000.00) Dollars. In the event the purchaser shall fail to pay before delinquency any taxes or assessments, or to insure said premises as stated previously herein, the seller has the right to obtain or pay same, consider this a part of the purchase price, and charge interest at the rate of 8% per annum until paid, without prejudice to the other rights of the seller.

The seller shall give possession of said premises to the purchaser within seven (7) days from the signing of this contract, and upon taking possession, the purchaser agrees to maintain premises in good condition in accordance with the requirements of the seller.