

of Six Thousand Three Hundred and no/100 (\$6,300.00) Dollars. Payment of the balance of Four Thousand Two Hundred and no/100 (\$4,200.00) Dollars remaining on the sales price shall be paid in monthly installments of Fifty-Eight and 63/100 (\$58.63) Dollars, which amount includes interest at the rate of 7% percent per annum, payments applied first to interest and the balance to principal, beginning February 1, 1971 and on the first day of each month thereafter until payment in full has been made. The Purchasers have the right to anticipate payment in whole or in part at any time.

3. In addition to the monthly payments on the sales price, the Purchasers shall pay all real estate taxes, assessments, and fire insurance premiums upon the property. The fire insurance policy shall be in an amount at least equal to the sales price, and the Seller shall be the insured and owner thereof, with such appropriate endorsements as the insurance company may in its discretion issue in favor of the Purchasers. The Seller may obtain the fire insurance coverage for the Purchasers with such insurance company as he may select.

4. The Purchasers agree to keep and maintain the property and the house thereon in at least as good condition as they were at the time of execution of this instrument, reasonable wear and tear excepted.

5. If the Purchasers shall fail to make any payments on the sales price when due; or if they shall fail