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repaid in equal monthly instalments of \$101.39 each, with the first installment being due the 20th day of July, 1973 and a like installment of \$101.39 due the 20th day of each month thereafter, until paid in full; said installments to be applied first to interest at the rate of eight (8%) percent per annum and then to principal.

Upon full payment of the purchase price and interest as provided above, the Sellers agree to convey this property to the Purchasers by general warranty deed, free of encumbrance or lien.

The Purchasers agree to pay the annual taxes assessed against the within described property, together with all assessments of any nature levied or charged against the within described property.

In consideration of the covenants and agreements on the part of the Sellers, the Purchasers agree to purchase said property and to pay the purchase price, interest and taxes in the manner stipulated above.

Time is of the essence of this Agreement, and upon the failure of the Purchasers to make any payment under this Agreement when due, the Sellers may immediately declare this contract terminated, retain all sums paid hereunder as rent and liquidated damages, and be entitled to immediate possession of the premises as in the case of a defaulting tenant at will. In the event this contract is placed in the hands of an attorney for collection,

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