

Thousand Dollars (\$14,000.00) for the above-described premises, said sum to be paid in the following manner: The sum of One Thousand (\$1,000.00) upon the signing of this Contract and Bond for Title, and the sum of One Hundred Fourteen Dollars and 89/100ths (\$114.89) each and every month with interest on the unpaid balance of the purchase price at the rate of eight and three-quarters (8 3/4) percent per annum to be computed and paid monthly with said payments commencing on the 1st day of July, 1974, and each and every month thereafter until paid in full; provided, that the Sellers shall, upon full and complete payment of the total purchase price, together with interest, taxes and insurance, if any, execute and deliver to the Buyer a general warranty deed conveying to said Buyer a good, marketable, fee simple title to the above-described premises; and the Sellers covenant and agree to take and give a purchase money mortgage for the balance upon the same terms and conditions aforesaid and as is shown by note of even date herewith. All payments may be excelerated.

II.

If unpaid, to bear interest at the same rate as the principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, an attorney's fee of ten (10) percent will be paid by Buyer.

III.

The Buyer agrees to pay all future taxes or other public assessments to be levied against said property and agrees to keep any building now thereon, or to be erected in the future, insured with a company satisfactory to the Sellers in an amount of not less than the face amount of this note or eighty (80) percent of the value of any property or building now located or erected thereon with ownership clause in favor of the Sellers or as their interest may appear, and will pay the premiums as the same become due.

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