

acknowledged) The Balance of Nineteen Thousand Eight Hundred and No/100ths (\$19,800.00) Dollars to bear interest at Nine (9) per cent per annum, payable in equal monthly installments of One Hundred Fifty-nine and 33/100 (\$159.33) Dollars per month payable on the first day of each month beginning on September 1, 1974, for thirty years, the said payments to be applied first to interest and the balance to principal and to continue until the outstanding balance is paid in full.

The Purchaser is to keep the above-described property insured against loss by fire, windstorm and other hazards as the Seller may require in an amount not less than Nineteen thousand eight hundred and No/100ths (\$19,800.00) Dollars. The Purchaser further agrees to pay all taxes assessed against the property. Upon failure of the Purchaser to pay either the taxes or the premium for said insurance, the Seller at his option may pay these items and add the cost to the amount due under this contract.

The Purchaser agrees to keep the improvements upon the property in a good state of repair at all times.

Upon the reduction in the principal amount owed to Sixteen Thousand and No/100* * (\$16,000.00) Dollars, the Seller agrees to convey the premises to the Purchaser by a general warranty deed, free of encumbrance or lien and to accept a purchase money mortgage for the balance due under the contract payable in accordance with the same terms of the within contract.

Should any installment payment become due for a period in excess of 15 days, the Seller may collect a late charge not to exceed an amount equal to 5 per centum of any such past due installment payment.

That, at the option of the Seller, the full amount payable under this contract shall become immediately due and payable forthwith if the Buyer shall convey away the aforescribed premises, or if the title shall become vested in any other person in any manner whatsoever,

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