

(b) The remaining Three Thousand Five Hundred and No/100 (\$3,500.00) Dollars shall be paid with interest at the rate of eight percent per annum in 24 equal monthly installments of One Hundred Fifty-Eight and 30/100 (\$158.30) Dollars each beginning November 1, 1974 and continuing on the same date of each succeeding month until paid in full, said payments to be applied first to interest and then to principal. The Purchaser shall have no right to prepay this obligation either in whole or in part without first obtaining the written consent of the Seller.

3. In addition to the foregoing payments Purchaser also agrees to pay to Seller the additional sum of One Hundred Sixteen and 50/100 (\$116.50) Dollars per month which monthly payments are to be applied to and used by the Seller to pay the monthly installments due under the mortgage loan referred to above which Purchaser agrees to assume. The payments called for herein shall commence on October 1, 1974 and continue on the same day of each succeeding month throughout the term of this Agreement.

4. Upon payment in full of all sums called for herein, and upon Purchaser's compliance with all other covenants and agreements hereof, the Seller shall execute and deliver to Purchaser her general warranty deed to the above described property with documentary stamps affixed conveying good fee simple title to said property, free and clear of all liens and encumbrances subject only to the mortgage to Collateral Investment Company which Purchaser agrees to assume and to easements, restrictions, and rights of way of record affecting said property. All other closing costs in connection with the sale of the property and the assumption of the mortgage shall be borne by the Purchaser.

5. Purchaser shall be responsible for payment of all taxes, insurance and special assessments, if any, against the property. Seller agrees to transfer her escrow account with Collateral Investment to Purchaser. Such transfer shall be made concurrently with the delivery of the general warranty deed called for herein and shall be made in lieu of proration of taxes, insurance, and special assessments.

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