

herewith, receipt of which is hereby acknowledged. An additional sum of One Thousand (\$1,000.00) Dollars is to be paid on or before June 1, 1975, and the remaining principal amount in the sum of Thirty-Five Thousand Nine Hundred Fifty (\$35,950.00) Dollars shall bear interest from December 1st, 1974, at the rate of eight (8%) percent per annum on the unpaid balance until paid and the said principal and interest shall be re-paid in monthly installments of Two Hundred Sixty-Four and 16/100 (\$264.16) Dollars, commencing on the tenth (10th) day of December and on the tenth day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the tenth day of November, 1979. Provided, however, that if Purchasers are unable to obtain permanent financing upon the remaining balance due on November 10, 1979, then Sellers will continue to finance the remaining principal sum then due at no more than the maximum, prevailing legal interest rate until such time as Purchasers are able to obtain permanent financing. In addition to the aforementioned payment of principal and interest, Purchasers agree to pay into an escrow account to be held by Sellers, one-twelfth (1/12) of the county real property taxes which one-twelfth is now computed at \$25.00, for a total monthly payment, including principal, interest and taxes of Two Hundred Eighty-Nine and 16/100 (\$289.16) Dollars. It being understood that if the taxes are increased, then the monthly payments into the escrow account will be increased by an amount necessary to cover one-twelfth of the increase in county real property taxes. The terms of this paragraph with respect to county taxes shall also apply to city real property taxes if the same shall hereinafter be imposed. (see Paragraphs 2 and 3 herein).