

30/100ths (\$349.30) Dollars on the Mortgage to First Federal Savings & Loan, current by the 15th of February, 1975. Buyers shall then make the monthly mortgage payment to First Federal Savings & Loan in the amount of One Hundred, Eleven & 51/100ths (\$111.51) Dollars no later than the 15th of each month. Buyers shall pay Seller for her equity of Four Thousand, One Hundred, Fifty Nine & No/100ths (\$4,159.00) Dollars at interest on the unpaid balance at seven and one-half (7 1/2%) percent per annum in sixty (60) equal monthly payments of Eighty Three & 36/100ths (\$83.36) Dollars beginning the 15th of February, 1975 and due on the 15th of each month thereafter for fifty-nine (59) months. Buyers reserve the right to anticipate payment of the principal obligation to Seller in whole or in part without penalty at anytime. Buyers shall be responsible for paying taxes and insurance on said property. Seller will forward all tax notices to Buyers.

Upon full payment of said sixty (60) payments to Seller for her equity in said property, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyers or their assigns, by deed with general warranty, free and clear of all liens and encumbrances, except the Mortgage to First Federal, which Buyers may assume, save and except taxes not then due and payable and subject to the reservations and conditions set forth herein and on said plat. Seller also agrees to sign any necessary documents to permit Buyers to assume Seller's loan with First Federal at the time Buyers' obligation to Seller is fulfilled.

The Buyers agree to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of sixty (60) days default by the Buyers in making any of the payments herein provided for, then, at the option of the Seller all rights and interests of the Buyers under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyers under the provisions of this Agreement may be retained by the Seller as rental or liquidated damages of said property, and said contract

(CONTINUED ON NEXT PAGE)