

in writing) as follows:

Eight Thousand Five Hundred and No/100ths (\$8,500.00) Dollars together with interest thereon from date hereof at the rate of six (6%) per centum per annum, said principal and interest being payable in monthly installments of Sixty and 90/100ths (\$60.90) Dollars each, beginning on the 1st day of July, 1964, and on the 1st day of each succeeding month of each year thereafter, said monthly payments to continue up to and including the 1st day of May, 1984, and the balance of said principal and interest to be due and payable on the 1st day of June, 1984; the aforesaid monthly payments of Sixty and 90/100ths (\$60.90) Dollars each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of Eight Thousand Five Hundred and No/100ths (\$8,500.00) Dollars, or so much thereof as shall, from time to time, remain unpaid, and the balance of each monthly payment shall be applied on account of principal.

It is understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument.

The Purchaser further agrees to keep the improvements on the mortgaged property insured in such amount as may be required from time to time by the Seller, and does further agree to maintain the premises in a state of good repair.

In the event the Purchaser fails to make any payment on or before the time stated in the paragraph above or shall fail to comply with the other covenants of this contract, this instrument shall thereupon terminate at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the Purchaser paying the consideration hereinabove

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