

payments or until paid in full, with right of anticipation, with interest thereon from date at the rate of eight (8%) per cent per annum, computed and paid monthly until paid in full; all interest not paid when due bears interest at the rate of eight (8%) per cent per annum. Upon payment of said Thirty Thousand (\$30,000.00) Dollars note, Seller shall cancel said note and security agreement and assignment of stock for collateral in the amount of Thirty Thousand (\$30,000.00) Dollars. Upon the payment of said Thirty Thousand (\$30,000.00) Dollars note, Purchaser shall receive credit toward the purchase price for the amount paid in accordance with the monthly payment of Four Hundred Seventy-Seven and 90/100 (\$477.90) Dollars. In case the said purchase price or any part thereof be collected by an attorney, or through legal proceedings of any kind, Seller shall be entitled to reasonable attorney's fees, as is shown by Purchaser's note of even date herewith. Purchaser shall pay all city and county taxes and any other assessments by government agencies against or pertaining to said property and shall keep the property insured against fire and casualty loss in a minimum amount of Forty Five Thousand (\$45,000) Dollars. Said insurance shall be in the name of Seller at the present time, showing interest of Purchaser and after conveyance of title to Purchase, Seller shall appear in the mortgagee clause.

In the event of default by Purchaser at any time of either the Thirty Thousand (\$30,000.00) Dollars note hereinabove referred to or this Fifty Thousand (\$50,000.00) Dollars Bond for Title, all such payments made on this Bond for Title shall be considered as rent and Purchaser forfeits any equity therein.

This property shall be used by Purchaser exclusively for a mortuary operation but such does not exclude personal or employee living quarters upon the property, if such is in conjunction with the mortuary operation.

In the event of any default in any terms or conditions of this agreement, Purchaser shall be entitled to written notice of such default with such written notice to be delivered at such address of the property described within, and if such default is

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