

B. The remaining balance on said purchase price in the amount of Fifteen Thousand Five Hundred (\$15,500.00) Dollars is to be paid to the Seller in One Hundred Seventy-Nine (179) monthly installments of One Hundred Fifty-Seven and 21/100 (\$157.21) Dollars including interest at the rate of Nine (9%) per cent per annum, and one (1) final payment of One Hundred Fifty-Seven and 74/100 (\$157.74) Dollars.

C. Purchaser shall have the privilege of pre-paying the balance due on this contract at anytime without penalty.

D. Monthly installments are to begin  
July 15, 1978.

2. Purchaser shall have possession of the premises from the date of this agreement and shall hold and enjoy right of possession of the premises until there is a default under this contract. Purchaser will keep the premises in good order and condition and will not commit or permit any waste thereof. Purchaser shall not make any material alterations of the premises without the prior written consent of Seller. Purchaser agrees to grant Seller the right to inspect the premises at any reasonable time upon twenty-four (24) hours notice.

3. (a) Current taxes, rents, will be pro rated between Purchaser and Seller as of date of this contract, and Purchaser will pay all future taxes, assessments, and other governmental charges which may be levied or assessed against the premises after the date of this agreement.

(b) Purchaser will keep the improvements now existing or hereinafter erected on the premises insured