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3. Sales Price and Payment. As the total sales price for the above described real estate, Purchasers shall pay unto Seller the sum of One Hundred Nineteen Thousand Five Hundred and 00/100 (\$119,500.00) Dollars to be paid by Purchasers to Seller as follows. Purchasers shall pay Eight Thousand and 00/100 (\$8,000.00) Dollars simultaneously with the execution of this Bond for Title, which amount shall be subtracted from the sales price leaving a balance due from Purchasers to Seller in the total sum of One Hundred Eleven Thousand Five Hundred and 00/100 (\$111,500.00) Dollars. The said balance of \$111,500.00 shall be paid by Purchasers to Seller over a period of twenty (20) years together with simple interest at the rate of nine and three-fourths percent (9 3/4%) on the unpaid balance. Said amount of \$111,500.00 shall be paid by Purchasers to Seller in 240 equal monthly installments of One Thousand Fifty-Seven and 60/100 (\$1,057.60) Dollars commencing with the first installment due and payable May 1, 1979 and the last installment of \$1,057.60 due and payable April 1, 1999. Here-
 tofore, on August 10, 1972, Seller executed a mortgage unto Fidelity Federal Savings & Loan Association in the original sum of \$72,500.00 for a term of 20 years covering the subject property. The outstanding principal balance on said mortgage is approximately \$57,763.45 which amount is payable in equal monthly installments of \$584.06, by Seller. Therefore, it is agreed hereby that Purchasers shall make each monthly payment on said mortgage to Fidelity Federal Savings & Loan Association and maintain said mortgage in a current status. The monthly payment due Seller from Purchasers hereunder will be accordingly reduced by deducting \$584.06 from the monthly payment due Seller of \$1,057.60 thereby leaving a net payment due Seller by Purchasers in the sum of \$473.54, to be paid, pursuant to the schedule hereinabove set forth. Purchasers specifically reserve the right to prepay, in whole or in part, the outstanding principal balance at any time during the term of the Bond for Title, without penalty. In the event of prepayment in full, such prepayment will first apply to the satisfaction of any outstanding balance due Fidelity Federal Savings & Loan Association on the aforesaid mortgage and the net balance of such prepayment will be made to Seller.

4. Option to Seller. Purchasers shall have the absolute right to sell, assign, transfer, convey or otherwise deal with all their rights, title and interest under the terms of this Bond for Title, subject, however, to the first option and right of refusal by Perry E. Burton to repurchase the subject property for the total sum of One Hundred Nineteen Thousand Five Hundred and 00/100 (\$119,500.00) Dollars. In the event Purchasers desire to sell, assign, transfer, or otherwise deal with their rights, title and interest under this Bond for Title, Purchasers shall so notify Seller, by written notice to Seller duly transmitted by regular United States Mail to the last known address of the Seller. Seller shall thereafter have thirty (30) days, from the date of the mailing of said notice, in which time to

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