

consecutive monthly installments of Four Hundred Eighty and 07/100ths (\$430.07) Dollars, the first payment due on the 12th day of July, 1979, and thereafter on the 12th day of each following month until paid in full.

In case this sum or any portion thereof shall be collected by an attorney, an additional sum of Fifteen Percent (15%) of the principal amount due shall be added as an attorney's fee.

The Purchasers agree to pay all the taxes, insurance, and upkeep until the purchase price has been paid in full.

It is specifically understood and agreed between the Sellers and the Purchasers that time is of the essence of this contract. There shall be a late charge of five (5%) percent of the monthly payment for payment not received by the 12th day of the month. If any payment is not made on due date, the Sellers, at their option, after thirty (30) days' written notice, may declare this contract null and void and that any payments which have been made shall be deemed as rent and the Sellers shall be discharged in law and in equity from making, delivering the deed referred herein and shall be discharged from any liability under the terms of this Agreement. In the event of any default in the payment of the same and such default continues for a period of thirty (30) days, the Sellers shall deem the Purchasers as tenants holding over after the termination of or cancellation of a lease and may use such legal remedies as may be necessary to obtain possession of the premises.

The Purchasers agree to take the property in its "as is" condition, it being distinctly understood that the Sellers shall not be required to make any inspection, or improvements to the property.

It is understood between the Purchasers and the Sellers that this Bond for Title shall be assignable and transferable by either the Purchasers or the Sellers.

The Purchasers shall be allowed to anticipate the payment of any portion of the principal (or interest) at any time without penalty and any refund of interest will be based on the Rule of 78.

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