

B. Purchaser shall pay the purchase price at Thirteen percent (13%) interest per annum, in consecutive monthly installments of One Hundred Seventeen and 94/100 (\$117.94) Dollars, the first payment due on the fifth day of December, 1979, and thereafter on the fifth 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 Purchaser agrees 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 Seller and the Purchaser 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 tenth day of the month. If any payment is not made on due date, the Seller, at his 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 Seller shall be discharged in law and in equity from making and 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 Seller shall deem the Purchaser as tenant 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 Purchaser agrees to take the property in its "as is" condition, it being distinctly understood that the Seller shall not be required to make any inspection, or improvements to the property.