

in cash or a good certified check at the signing of these documents, receipt of which is hereby acknowledged, the sum of Twenty Seven Thousand Seven Hundred Fifty (\$27,750) Dollars to be paid as follows: Commencing on the 1st day of the month following the execution of this document, the sum of Two Hundred (\$200) Dollars per month, which includes principal and interest at the rate of ten (10%) percent per annum for twelve (12) months; then Buyer agrees to pay to Seller for the next sixty (60) months a monthly sum equal to Two Hundred (\$200) Dollars plus per annum interest computed to be the cost of living index plus five (5%) percent, such monthly payments to be recomputed in this fashion at the end of each twelve (12) month period, then the balance of the purchase price at the end of such sixty (60) month period shall be payable in the form of a balloon note given upon such terms as the Seller and Purchaser may agree, or one third (1/3) of the balance of such purchase price may be paid and the remainder amortized over fifteen (15) years at the prevailing interest rate, all at the option of the Seller.

3. Occupancy: As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer the Buyer shall have the right to peaceably occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through the Seller.

4. The Buyer covenants that they will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone accepted; that they will keep such improvements now or hereafter erected upon said premises insured against

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