

BOOK 1180-976

first day of each month thereafter until September 5, 1990, Buyer shall make monthly installment payments of principal and interest in the amount of \$ 16,779.00 cash; then

(2) On September 5, 1990, Buyer shall pay the entire indebtedness then due if not paid before, at which time the deed shall be delivered to Buyer by escrow agent. Buyer shall pay all fees, expenses, charges and costs associated with establishing or maintaining the escrow account in connection with this Bond for Title.

(c) Partial or full prepayment may be made by the Buyer at any time after closing under the conditions provided for in this Paragraph 4(c). In the event that any prepayments either partial or full are made, it is agreed that Buyer shall pay to Seller any prepayment penalty or charge which New York Life Insurance Company or the holder of the New York Life Note and Mortgage, may be entitled to and which said New York Life Insurance Company or said holder shall demand and collect from Seller.

(d) A late payment penalty shall be added to any delinquent installment payment provided under the

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