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Balance of Thirty-Eight Thousand Five Hundred ($38,500.00) Dollars to be amortized on a thirty year basis with interest at twelve (12%) percent per annum to be paid in equal monthly installments of Three Hundred Ninety-Six ($396.00) Dollars with the first payment due November 1, 1982, and each payment due on or before the first of each month thereafter until paid in full.

Late Charge of Ten ($10.00) Dollars to be added to any payment not received on or before the due date (the first of each month).

It is further understood and agreed that upon full payment of the down payment pursuant to the terms set out above, Purchaser and Seller agree that in return for a fee simple warranty deed as set out in Paragraph VII from Seller, Purchaser agree to execute and Seller agrees to accept from Purchaser a promissory note to the Seller for the then outstanding balance which is to be paid in the same manner and pursuant to the same terms as set out above. In order to secure payment of this note, Purchaser further agrees to convey to Seller a bonafide first mortgage covering the subject property establishing a first lien interest in Seller.

III.

In addition to the payment of principal and interest, the Purchaser shall pay into escrow to be held by the Seller a monthly amount of Forty-Seven ($47.00) Dollars which monies shall be utilized by the Seller to pay taxes and hazard insurance premiums in connection with the above described realty. It is understood by and between the parties hereto that the monies paid into escrow are an estimate and that it is the responsibility of the Purchaser to pay for taxes, hazard insurance and any other assessments that may be assessed against the property or increase of any taxes or assessments during the course of this contract. In the event of any increase or additional assessments against the property described hereinabove, the Seller shall notify the Purchaser of the amount necessary to increase the escrow payments and Purchaser will promptly comply with said requirements.