

(\$12,500.00) DOLLARS upon the following terms and conditions: ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS is to be paid down upon the execution of this Contract and Sales Agreement, and the balance of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$11,500.00) DOLLARS be payable, together with interest at Twelve (12%) percent per annum, in one hundred twenty (120) equal monthly installments of principal and interest in the amount of ONE HUNDRED SIXTY-FOUR AND 99/100 (\$164.99) DOLLARS, with the first payment being due on August 1, 1984, and continuing monthly until the entire unpaid balance is paid in full.

3. In the event that any monthly installment is not paid on or before the fifteenth (15th) of the month; the Purchasers shall incur a five (5%) percent late charge; further, it is understood and agreed that in case of default in the payment of the balance due under this Contract, and upon the giving of twenty (20) days written notice of said default, this Contract is to be cancelled at the option of the Seller and all money paid in under this Contract is to be forfeited to the Seller as liquidated damages.

4. It is understood and agreed that the Purchasers shall have the right to prepay any portion or all of the unpaid balance due hereunder without penalty.

5. That upon the payment of the balance due in full, the Seller agrees to deliver to the Purchasers a fee simple general warranty deed, together with documentary stamps, conveying a good and marketable fee simple title to the said real