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RECORDED

The terms of the payment of the amount due under this Contract shall be as follows:

The sum of \$2,000.00 shall be paid upon the sealing of these presents and the balance of \$22,500.00 shall be paid in monthly installments of \$271.80 commencing on the first day of November, 1984 and continuing thereafter until the principal and interest have been paid in full. This contract shall run for 240 months, the Buyer may anticipate the payment of principal and interest.

U.M.A.

In the case this sum or any portion thereof shall be collected by an attorney, an additional sum of 15% of the principal amount due shall be added as an attorney's fee.

The Buyer agrees to pay all of the taxes, insurance, repairs, painting and upkeep until the purchase price has been paid in full.

It is specifically understood and agreed between the Buyer and the Seller, that time is of the essence of this contract and that if any payment is not made when due, the Seller, at the Seller's option, 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 equity from making and delivering the deed referred to 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 continue for a period of 30 days, the Seller shall deem the Buyer as a tenant holding over after the termination or cancellation of the lease and may use such legal remedies as may be necessary to obtain possession of the premises.

The Buyer agrees to take the property as it stands, it being distinctly understood that the Seller shall not be required to make any inspection, repairs or improvements to the property.

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RECORDED