

public record and actually existing on the ground affecting the above described property and subdivision setback lines, easements and restrictions of public record. No right, title or interest, legal or equitable, shall vest in the Buyer in and to the aforescribed real estate until delivery of the deed and performance of all of the covenants herein contained.

2. PURCHASE PRICE. As the total purchase price for the above described property, the Buyer hereby covenants and agrees to pay unto the Seller the following total sums which the Buyer reserves the right to prepay in whole or in part at any time, to-wit: Twenty Eight Thousand Nine Hundred (\$28,900.00) Dollars due and payable as follows: One Thousand (\$1,000.00) Dollars at closing and the balance of Twenty Seven Thousand Nine Hundred (\$27,900.00) Dollars payable in Three Hundred (300) equal monthly installments of Two Hundred Ninety Three and 85/100 (\$293.85) Dollars beginning November 1, 1984 and continuing on the first day of each successive month thereafter, said payments to be applied first to interest at the rate of twelve (12%) percent simple interest, then to principal, all principal and accrued interest due and payable on or before October 1, 2009. Payments are to be considered past due if not received by the Seller on the fifth (5th) calendar day of each month. The