

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: Fourteen Thousand Nine Hundred (\$14,900.00) Dollars due and payable as follows: One Thousand Four Hundred Ninety and no/100 (\$1,490.00) Dollars at closing and the balance of Thirteen Thousand Four Hundred Ten and no/100 (\$13,410.00) Dollars payable in One Hundred Twenty (120) equal monthly installments of One Hundred Ninety Two and 39/100 (\$192.39) Dollars beginning December 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 November 1, 1994. Payments are to be considered past due if not received by the Seller on the fifth (5th) calendar day of each month. The indebtedness shall be