

purchase price on said property, the balance, including Three Hundred Twenty-Two and 27/100 (\$322.27) Dollars in accrued interest for one-half of the month of August and the full month of September, is Twenty-One Thousand Ninety-Eight and 22/100 (\$21,098.22) Dollars, such balance to bear interest from date at a rate of five and one-half (5½%) per cent per annum.

(d) The taxes on the aforesaid property for the year 1970 based on current valuation and millage are One Thousand One Hundred Eighty-Eight and 45/100 (\$1,188.45) Dollars; however, there is some possibility that after this Agreement is recorded, the property will be revalued and the total amount for 1970 reduced. For the year 1970, Sellers agree to be responsible for the payment of seven and one-half-twelfths (7½/12) of the total amount of the actual taxes for the year, and Purchasers agree to be responsible for four and one-half-twelfths (4½/12) of said amount as their pro rata share.

(e) The Sellers hereby grant to the Buyers the right to anticipate and pay additional amounts to Sellers on any monthly payment date, without penalty, and it is further agreed that any additional amounts so paid will be applied first to the amounts owing the Sellers, the same being the amounts bearing interest at the rate of five and one-half (5½%) per cent per annum.

(f) It is agreed that when the Sellers have paid to the Buyers an amount or amounts sufficient to pay the disbursements above provided for and when the balance on the mortgage to Fidelity Federal Savings and Loan Association does not exceed the balance due and owing by Buyers to Sellers, the Sellers will upon request convey the subject property to Buyers and Buyers at such time will assume the balance on the Fidelity Federal Savings and Loan note.

(3) It is understood and agreed that any insurance carried on the subject property shall be for the benefit of the Buyers, subject, of course, to the rights of Fidelity Federal Savings and Loan Association, as mortgagee, in such insurance benefits, and further subject to the rights of the Sellers whose rights shall be