

acknowledged, and the balance being SIX THOUSAND THREE HUNDRED (\$6,300.00)

DOLLARS to be paid as follows:

SIX THOUSAND THREE HUNDRED (\$6,300.00) DOLLARS, together with interest thereon from date hereof at the rate of TWELVE (12%) per cent per annum to be repaid in equal monthly installments of ONE HUNDRED FORTY AND 18/100 (\$140.18) DOLLARS each commencing ^{18 SEPTEMBER} August 1, 1981, and continuing on a like day of each month thereafter until paid in full, said monthly installments to be applied first to interest then to principal. Upon default in making payment of any monthly installment, Seller, at his option, shall have the right to declare all sums immediately due and payable. The final payment to be due July 1, 1986.

IT IS UNDERSTOOD AND AGREED that the Purchaser will pay taxes, assessments, levies or charges accruing upon said property from and after the date of this instrument.

IN THE EVENT the Purchaser fails to make any payment on or before the time stated hereinabove or fails to pay the taxes when due, this instrument shall thereupon terminate at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller as liquidated damages for the breach of this contract.

UPON THE PURCHASER paying the consideration hereinabove expressed, the Purchaser shall be entitled to possession of the subject premises and the Seller will execute and deliver to said Purchaser, their heirs and assigns, a good fee simple title by way of general warranty deed, subject to all restrictions, setback lines, roadways, easements and right-of-ways, if any, affecting the above described property.

THE PARTIES HERETO AGREE that the Purchaser shall have the privilege of anticipating the payment of this indebtedness in whole or in part at any regular payment date without penalty.

THIS CONTRACT shall be binding on the parties hereto, their heirs and assigns; provided, however, that Seller shall not be required to recognize any assignment by Purchaser of the within contract until

