

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter contained between the parties hereto, the parties agree as follows:

(1) The Purchaser agrees to buy and the Seller agrees to sell the above-described property, buildings and improvements thereon, for the total sum of Seventy-Four Thousand Two Hundred and No/100 (\$74,200.00) Dollars. That said sum will be paid as follows:

Five Hundred and No/100 (\$500.00) Dollar earnest money deposit to be held in escrow by the Wilson Company as agent and Eight Thousand Seven Hundred and No/100 (\$8,700.00) Dollars upon delivery of a fee simple warranty deed as hereinafter provided with the balance being due and payable through owner financing at the rate of ten percent (10%) for twenty (20) years, with no pre-payment penalty.

(2) That the closing herein will be as soon as the appropriate fee simple general warranty deed can be conveyed after probating the estate herein and the possession of said premises will be immediate with the Purchaser assuming the liabilities on the premises from the date of this agreement forward and all rents and taxes, etc. as previously agreed upon will be prorated as of the date of this contract.

(3) That all of the other terms and provisions of the contract for sale dated September 28, 1984 shall remain in full force and effect.

(4) That this instrument shall bind the parties respective heirs and assigns, forever.

IN WITNESS WHEREOF, the undersigneds have hereunto set their hands and seals the date and year first above written.

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