

down and \$975.00 additionally shall be paid upon the signing of this contract and receipt of same is hereby acknowledged by the seller.

(2) The balance of \$6,480.00 shall be paid by the purchasers to the seller in monthly installments of \$60.00 per month beginning November 7, 1965, and \$60.00 per month on the 7th day of each successive month thereafter until paid in full.

(3) Upon the payment by the Purchasers to the seller of the entire purchase price, the Seller agrees to convey the above described property to the purchasers by a good, fee simple marketable title. The Seller shall pay the 1965 property taxes upon this property, and the 1966 taxes and thereafter shall be paid by the purchasers. The Purchasers likewise agree as a part of the consideration for this contract that they shall keep in force on this apartment house and lot a fire and extended coverage policy in the amount of \$6,000.00, and a policy in the amount of \$3,000.00 to cover furniture and furnishings in said apartment dwelling. These policies shall contain a mortgagee clause made payable to the Seller in case of fire or destruction of this property. The said fire and extended coverage insurance and personal property insurance policy or policies shall be delivered to the Seller upon demand, and the Purchasers shall be required to give evidence of payment of the premium or premiums. If the Purchasers should fail to pay the taxes upon this property in 1966 or

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