

monthly installments of One Hundred Twenty-three and 68/100 (\$123.68) Dollars each beginning on the first day of March, 1973, and continuing on the first day of each month thereafter until the entire unpaid balance is paid in full with the unpaid balance to bear interest at eight (8%) per cent.

2. At such time as the unpaid balance has been reduced to Six Thousand Six Hundred Sixty-six and 66/100 (\$6,666.66) Dollars or less, the Seller agrees to convey to the Purchaser a fee simple marketable title to the within described property by a general warranty deed and to take back a note and first mortgage lien for the balance due upon the purchase price with the Note and Mortgage to contain the same terms as are contained in this Contract. Such Mortgage shall contain the usual terms and conditions that are customary for a real estate Mortgage in this area.

3. The Purchaser shall be entitled to immediate possession of the premises upon the signing of this Contract.

4. The Seller shall pay for the preparation of the Deed and documentary stamps required upon the Deed. Taxes shall be prorated as the date of closing with the Purchaser to pay all taxes following the date of this Contract.

5. The Purchaser shall keep all improvements located upon the property insured against fire and other hazards and shall deliver a copy of such policy to the Seller.

6. It is agreed that time is of the essence and if the Purchaser fails to make any installments when due or otherwise breaches the terms of this Contract that the Seller must request compliance in writing and if such violation is not remedied or compliance is not made with the Contract within ten (10) days from the receipt of such notice in writing from the Seller, that the Seller may at his option declare all sums received as forfeited and retain the amount paid by the Purchaser as liquidated damages and as rent.

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