

D. Commencing with the payment due September 15, 1976, and on the 15th day of each month thereafter until all principal and interest shall be paid in full, Buyer shall pay such equal monthly installments which shall be sufficient to amortize the balance of the total principal then due, which balance shall be computed by adding the sum of Ninety-one Thousand Five Hundred Seventeen and 52/100 Dollars (\$91,517.52) to the principal sum then due under the Farmers Trust Company mortgage, together with interest on the aforesaid total principal balance at the rate of seven and one-half per cent (7½%) per annum, in equal monthly installments, the last installment of which shall be due no later than January 15, 1988. The parties agree that any change in the interest rate on the Farmers Trust Company obligation shall not affect the interest rate payable hereunder by Buyer.

E. All payments shall be made to Seller at his address or to such place as shall be designated by Seller in writing.

F. Buyer shall have the privilege of paying as much more than the required monthly payment of principal and interest as Buyer shall desire, privilege being expressly reserved to Buyer to prepay any amount on account of principal without any penalty.

4. Existing Encumbrance

The land and improvements are subject to an existing encumbrance to the Farmers Trust Company, Carlisle, Pa., on which the principal balance is now due in the amount of One Hundred Eighty-eight Thousand Four Hundred Eighty-two and 48/100 Dollars (\$188,482.48) and provides for interest on the unpaid balance at the rate of seven and one-half per cent (7½%) per annum. Buyer agrees that all obligations under said encumbrance shall be assumed by buyer and shall be fully discharged throughout the term of this agreement and further acknowledges