

NINETEEN THOUSAND EIGHT HUNDRED (\$19,800.00) DOLLARS to be repaid in equal monthly installments of ONE HUNDRED FIFTY (\$150.00) DOLLARS each, commencing on the first day of March, 1984, and continuing on the first day of each month until January, 1995, with the remaining outstanding balance to be paid in full on February 1, 1995. 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.

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 sixty (60) days beyond 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 down payment hereinabove expressed, the Purchaser shall be entitled to possession of the subject premises except that Seller reserves the right to plant and maintain a garden on the premises. Purchaser may make reasonable improvements to the property, which improvements shall become part of the premises, and in the event of default, shall become the property of the Seller.

The Seller will upon execution of this contract execute and deliver to Avondale Hand, as escrow agent, a good fee simple title by way of general warranty deed, subject to all restrictions, setback lines, roadways, easements and rights of ways, if any, affecting the above described property. Said escrow agent shall hold the deed until payment in full has been made by the Purchaser at which time he shall deliver the deed to the Purchaser.

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