

interest, legal or equitable, shall vest in the Buyer in and to the  
aforescribed real estate until delivery of the deed and performance  
of all of the covenants herein contained.

2. PURCHASE PRICE. As the total purchase price for the above  
described property, the Buyer hereby covenants and agrees to pay unto  
the Seller the following total sums which the Buyer reserves the right  
to prepay in whole or in part at any time, to-wit: Thirty One Thousand  
(\$31,000.00) Dollars due and payable as follows: Six Thousand Two  
Hundred (\$6,200.00) Dollars at closing and the balance of Twenty Four  
Thousand Eight Hundred (\$24,800.00) Dollars payable in Two Hundred  
Forty (240) equal monthly installments of Two Hundred Seventy Three and  
07/100 (\$273.07) Dollars beginning <sup>OPS JB, DB</sup> May 1, 1984 and continuing on the  
first day of each successive month thereafter, said payments to be  
applied first to interest at the rate of twelve (12%) per cent simple  
interest, then to principal <sup>OPS JB, DB</sup> all principal and accrued interest due and  
payable on or before April 1, 2004. Payments are to be considered past  
due if not received by the Seller on the fifth (5th) calendar day of  
each month. The indebtedness shall be evidenced by that promissory  
note of Buyer unto Seller executed simultaneously with this agreement.

3. OCCUPANCY. As long as the covenants and conditions of this  
Bond for Title continue to be performed by the Buyer, the Buyer shall  
have the right to peaceably occupy and possess the above described real  
estate without interruption from the Seller or anyone lawfully claiming  
through Seller.

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