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of \$14,450.00 is to be paid in monthly instalments of \$120.00 beginning February 15, 1959, and \$120.00 monthly thereafter until paid in full, said deferred balance to bear interest at 6% and said monthly payments are to be applied first to interest, balance to principal.

2. The seller agrees to make out of the monthly payments received from the purchasers all payments due on the mortgage held by Fidelity Federal Savings & Loan Association, to pay all taxes assessed against this property, also fire insurance premiums on policies.

3. In addition to the agreed purchase price of \$15,700.00 the purchasers are to pay all taxes assessed against the property from the year 1959, and all insurance premiums on policies in an amount of not less than \$14,000.00 in companies acceptable to the seller, but the purchasers are not obligated to pay under the terms of this contract in excess of \$120.00 per month, and the said monthly payments will be credited on the entire amount due, including purchase price, taxes and insurance.

4. Upon the payment of the purchase price in full or upon the payment of the purchase price so as to reduce it to the amount due on the mortgage held by Fidelity Federal Savings & Loan Association, the seller will convey the premises to the purchasers either subject to the mortgage of Fidelity Federal Savings & Loan Association or free and clear of lien as the case may be.

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