

sealing of this instrument, receipt whereof is hereby acknowledged, and the balance thereon payable Four Hundred Dollars on January 1, 1961 and the remainder in installments of One Thousand Dollars (\$1,000.00) each on the 1st day of January of each year thereafter until paid in full, with interest thereon at the rate of six percent (6%) per annum, said payments to be applied first to interest and balance to principal, with the full privilege of anticipation.

Upon the purchasers paying the purchase price above set forth, the Seller will execute and deliver to Purchasers a good fee simple warranty deed to said property, free and clear of all encumbrances, with dower renounced thereon. However, in the event any installments of the purchase price are in arrears and unpaid for a period of thirty days, this contract shall terminate at the option of the Seller and said Seller shall have the right to retain any payments made prior thereto on this contract as liquidated damages to cover expenses and loss sustained by the Seller. Should the Seller fail to exercise said option, such failure shall not constitute a waiver to exercise the same at a future failure to pay as promised.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 2nd day of September, 1960.

In the presence Of:

<u>Robert N. Daniloff</u>	<u>Donald M. Tate</u> (SEAL)
	Seller
<u>[Signature]</u>	<u>Sheldon A. LaBelle</u> (SEAL)
	Purchaser
	<u>Kathleen J. LaBelle</u> (SEAL)
	Purchaser

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