

the number of acres can be made for the sale as is herein provided. This survey shall be made by the seller within thirty (30) days after the purchaser has elected to exercise his option hereunder and shall be tendered along with the deed within or at the end of this thirty (30) day period.

If the seller's title is in the condition required hereunder, the sale shall be consummated upon the tender of said deed by the seller to the purchaser, or his agent, and upon payment of one-third of the total purchase price by the purchaser and the giving of a note and first mortgage by the purchaser to the seller for the balance due; the remaining balance shall be paid by the purchaser as follows and these terms are to be set forth in the said mortgage:

One-third of the total purchase price shall be due and payable twelve (12) months after the closing date of the transaction and the remaining one-third payment shall be due twenty-four (24) months after the closing date of the aforementioned transaction. Interest in the amount of Six (6%) Percent per annum shall be paid by the purchaser on the unpaid balance, however, the purchaser shall have full rights of anticipation prior to maturity without penalty.

In determining the final sale price, the consideration being paid herein (\$600.00), shall be deducted from the purchase price of Two Hundred and Fifty (\$250.00) Dollars per acre; taxes for one year, 1963, are to be apportioned as of the closing date, and possession of the premises shall be delivered to the purchaser at that time.

This option may be assigned by the purchaser either before or after the purchaser shall have given notice of his election to exercise this option.

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