

Dollars per month payable on the first day of each month beginning on September 1, 1974, the said payments to be applied first to interest and the balance to principal and to continue until the outstanding balance is paid in full.

The Purchaser is to keep the above-described property insured against loss by fire, windstorm and other hazards as the Seller may require in an amount not less than Fifty Thousand and no/100ths (\$50,000.00) Dollars. The Purchaser further agrees to pay all taxes assessed against the property. Upon failure of the Purchaser to pay either the taxes or the premium for said insurance, the Seller at his option may pay these items and add the cost to the amount due under this contract.

The Purchaser agrees to keep the improvements upon the property in a good state of repair at all times.

Buyer has been afforded full opportunity to examine the premises, building and fixtures situate thereupon, to be purchased from the Seller herein and no representations or warranties whatsoever with respect thereto are made by Seller. Upon reduction of the principal amount owed to \$37,500.00, the Seller agrees to convey the premises without warranty by deed, free of encumbrances or liens and to accept a purchase money mortgage for the balance due under the contract payable in accordance with the same terms of the within contract.

Should any installment payment become due for a period in excess of 15 days, the Seller may collect a late charge not to exceed an amount equal to 5 per centum of any such past due installment payment.

That, at the option of the Seller, the full amount payable under this contract shall become immediately due and payable forthwith if the Buyer shall convey away the aforescribed premises, or if the title shall become vested in any other person in any manner whatsoever, without the written consent of the Seller.

Should the Purchaser become in default in the payment of any sums due under this contract for a period of thirty days or violate other portions of this contract, then the Seller shall have the right

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