

\$1,500.00 due at signing of this Agreement, with an additional \$3,500.00 to be paid at eight (8%) percent interest over a period of seven (7) years in semi-annual installments of \$331.34 each, the first such installment being due on August 15, 1977, with like payment every six months thereafter until paid in full. Purchasers reserve the right to anticipate payment at any time or times, in whole or in part, without penalty.

Further, it is agreed that Purchasers are to pay to Sellers a monthly payment in the amount of \$216.83, beginning March 1, 1977, and continuing on the first day of each month thereafter until title transfer is effectuated. This payment represents the monthly installment due to Fidelity Federal Savings and Loan Association, and includes escrow for taxes and insurance on said property.

The Purchasers shall be allowed to take possession of the premises immediately.

Sellers agree to deliver to Purchasers a good fee simple warranty deed to the said property when the Purchasers have paid the Sellers in full under the terms of this Contract, and Sellers further agree to transfer their escrow account with Fidelity Federal Savings and Loan Association, together with the hazard insurance policy covering said property, over to Purchasers at that time.

In the event Purchasers should fail to make the payments as provided herein, or breach any other provision of this Agreement, then the Sellers will have the right to declare the entire balance due and payable and enforce compliance, or to cancel this Contract and retain all sums paid as liquidated damages, and treat the Purchasers as tenants holding over after notice or to use any other remedy available at law or in equity.

The Purchasers shall be entitled to peaceful possession of the premises as long as Purchasers are not in default under the terms of this Contract. Purchasers shall maintain the premises in good condition and shall be responsible for all maintenance, repairs, and all utilities.

Said property is subject to such easements, restrictions, and rights of way as appear of record.

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