

()

THIS contract is between Helen Barksdale, hereinafter called the Seller, and Frederick H. Lewers and Dorothy Lewers, hereinafter called the Purchasers, Witnesseth:

The Purchasers agree to buy and the Seller agrees to sell the property hereinafter described in consideration for the sum of Three Thousand (\$3,000.00) Dollars cash. The terms and conditions of this sale are as follows:

1. The Purchasers promise to pay to the order of Helen Barksdale, her heirs, successors and assigns, Three Hundred (\$300.00) Dollars as a down payment upon the signing of this Agreement, and the balance of Twenty Seven Hundred (\$2700.00) Dollars, to be paid with ~~interest at six percent (6%) per annum,~~ in monthly installment of Fifty (\$50.00) Dollars per month, commencing the first day of January, 1979, and each consecutive month thereafter until paid in full, the payments to apply ~~first to interest, then to principal~~ with the privilege of acceleration without penalty.

2. The Seller agrees to convey the property in fee simple to said Purchasers, their heirs, successors and assigns, by general Warranty Deed, free of encumbrances, liens or assessments upon payment of the purchase price as above provided.

3. In the event any monthly installment, either to Seller or to Mortgagee is in arrears and unpaid for a period of ~~ten~~ ^{ninty} ~~ten~~ ^{ninty} (90) days, the contract shall, at the option of the Seller, thereupon terminate and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Seller as rent for the use of said premises and as liquidated damages for breach of this contract. This contract embodies the entire agreement between the parties and is legally binding upon both the Seller and the Purchasers.

JASO 79 230
JASO 79 231

4328 RV-2