

A. Purchasers shall pay the sum of Two Thousand and NO/100 (\$2,000.00) Dollars at the execution hereof, receipt for which is hereby acknowledged;

B. Purchasers shall pay the balance of Thirty Five Thousand and NO/100 (\$35,000.00) Dollars at Eleven percent (11%) interest, per annum, in consecutive monthly installments of Three Hundred Thirty Three and 32/100 (\$333.32) Dollars, the first payment due on last day of October, 1979, and thereafter on the last day of each following month for Three Hundred Sixty (360) months or until paid in full.

In case this sum or any portion thereof shall be collected by an attorney, an additional sum of Fifteen Percent (15%) of the principal amount due shall be added as an attorney's fee.

The Purchasers agree to pay all the taxes, insurance, and upkeep until the purchase price has been paid in full.

It is specifically understood and agreed between the Seller and the Purchasers that time is of the essence of this contract. There shall be a late charge of five (5%) percent of the monthly payment for payment not received by the last day of the month. If any payment is not made on due date, the Seller, at his option, after thirty (30) days written notice, may declare this contract null and void and that any payments which have been made shall be deemed as rent and the Seller shall be discharged in law and in equity from making, delivering the deed referred herein and shall be discharged from any liability under the terms of this Agreement. In the event of any default in the payment of the same and such default continues for a period of thirty (30) days, the Sellers shall deem the Purchasers as tenants holding over after the termination of or cancellation of a lease and may use such legal remedies as may be necessary to obtain possession of the premises.

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