

to be paid at the closing and execution of the within Bond for Title; the balance of payments to be made in three (3) annual installments of principal and interest as follows: Four Thousand Seven Hundred Thirty Three and 33/100 (\$4,733.33) Dollars principal plus ten (10%) percent interest on outstanding balance in the amount of One Thousand Four Hundred Twenty and No/100 (\$1,420.00) Dollars on October 17, 1980; the principal sum of Four Thousand Seven Hundred Thirty Three and 33/100 (\$4,733.33) Dollars plus ten (10%) interest on the outstanding balance in the sum of Nine Hundred Forty Six and 67/100 (\$946.67) Dollars on October 17, 1981; and the principal sum of Four Thousand Seven Hundred Thirty Three and 33/100 (\$4,733.33) Dollars plus ten (10%) percent interest on balance of Four Hundred Seventy Three and 33/100 (\$473.33) Dollars on October 17, 1982.

Upon the payment of the purchase price as set forth above, the sellers do hereby covenant and agree to execute and deliver to the purchasers a good, fee simple, general warranty deed to the property, with dower renounced thereon. Any title defects or encumbrances are to be cleared in order to make the title marketable at the expense of the sellers. In the event that any litigation results after the execution of this contract, it is agreed that the party at fault shall be responsible for payment of the other parties' cost and reasonable attorneys fees incurred in enforcing the terms of this contract.

It is further understood and agreed that Purchasers will pay all taxes upon the property from and after the date of this Contract, and will insure all building improvements located on the property against loss at least in the amount of the within Contract.