

Seventy Four and 70/100ths (\$174.70) Dollars, per month, beginning November 10, 1981, with interest at the rate of Fifteen (15%) percent, per annum; said monthly payment to be due and payable on the 10th day of each and every successive month thereafter until said sum is paid in full, for a total of 72 such monthly installments.

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 Sellers and the Purchasers that time is of the essence of this contract. There shall be a late charge of five (5%)

15 percent of the monthly payment for payment not received by the *15* day of the month. If any payment is not made on due

date, or Purchasers have not performed their obligations hereunder, the Sellers, at their option, after *30* ^{*MIN. PERIOD*})

days written notice, may declare this contract null and void and any payments which have been made and improvements that are made pursuant to the Contract or otherwise, shall be deemed as rent and shall be forfeited by the Purchasers, and the Sellers shall be discharged in law and in equity from making and 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 or failure by Purchasers to perform any other obligation hereunder, 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.

The Purchasers agree to take the property in its "as is" condition, it being distinctly understood that the Sellers shall not be required to make any inspection, or improvements to the property.

0347

4328 RV-2