

0 2 7 9

each month thereafter until paid in full, of which payment one (1%) percent of principal balance applies to interest and the remainder of the payment reduces the principal balance; a baloon payment of the principal balance due with all accrued interest shall be due and payable on or before January 1, 1985. Seller grants to the purchase a thirty (30) day grace period to secure the remaining principal and interest balance, in the event such amount is not paid on January 1, 1985. Privilege is reserved to pay off the entire balance at any time at the option of the Purchaser herein.

It is understood and agreed that the Seller will pay all taxes accruing upon the said property from and after the date of this instrument.

Purchaser may make alterations and/or improvements to the property deemed necessary for the preparation of building a house subject to all easements and restrictions of record. Improvements shall be limited to the clearing of underbrush and the planting of shrubs.

In the event the Purchaser fails to make any payment on or before the times stated in the paragraphs above, this Contract shall thereupon terminate at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

Upon the Purchaser paying the consideration hereinabove expressed, the Seller will execute and deliver to said Pur-

JHW  
ABW  
F.J.B.

(CONTINUED ON NEXT PAGE)

4328-1762