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six months, with the remaining \$29,000.00 in consecutive monthly installments of \$299.56 with interest at rate of 11 per cent (11%) interest, per annum, for 20 years, with each payment to first apply to interest and the balance to principal. The first payment shall begin on Aug. 1, 1993, and continue thereafter on the 15th day of each following month thereafter 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 Purchaser agrees to pay all the taxes, insurance, and upkeep until the purchase price has been paid in full, with Seller listed as an additional insured on the insurance policy.

It is specifically understood and agreed between the Seller and the Purchaser that time is of the essence of this contract. There shall be a late charge of ten (10%) per cent of the monthly payment for payment not received by the 10th day of the month. If any payment is not made on due date, the Seller at their option, after thirty (30) days written notice, may declare this contract null and void and any payments which have been made shall be deemed as liquidated damages and the Seller 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 and such default continues for a period of thirty (30) days, the Seller shall deem the Purchaser as tenant 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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