

acknowledged, ten consecutive monthly installments of One hundred and No/100ths Dollars (\$100.00) each with no interest beginning November 1, 1983 and the remainder balance in quarterly installments beginning December 1, 1984 with interest on the unpaid balance at the rate of six (6%) percent per annum computed and paid quarterly. Quarterly payments of Seven hundred ninety-three and 89/100ths Dollars (\$793.89) shall commence on the first day of December 1984 and shall be payable thereafter on the first day of each quarter thereafter until the principal and interest are fully paid.

The Purchasers shall have the full privilege of anticipation and may prepay at any time without penalty the entire remaining balance of the purchase price or any part thereof, not less than the amount of one installment.

It is understood and agreed that the Purchasers will pay all city and/or county taxes accruing upon said property from and after the date of this contract. In order to assure the payment of taxes, the Purchasers agree to pay the Seller, together with each quarterly installment of principal and interest, an amount equal to one-fourth of the annual estimated taxes which said payments would be held in escrow by the Seller and applied by him to the payment of all taxes when due and payable.

Upon the execution of this contract, the Purchasers shall have the right to the use and occupancy of the premises hereinabove described and shall continue to have the right to the use and occupancy of said premises as long as this contract remains in effect.

Upon the payment by the Purchasers of the total of Twenty-three thousand seven hundred fifty and No/100ths Dollars (\$23,750.00) together with interest thereon as above set forth, the Seller agrees to execute and deliver to the Purchasers a general warranty deed conveying good, fee simple title to said property.

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