- (a) One Thousand and No/100 (\$1,000.00) Dollars upon execution of this document, the receipt of which is hereby acknowledged by Sellers.
- Seven Thousand (\$7,000.00) Dollars at the interest rate of ten (10%) per cent, payable as follows: Twenty-four (24) consecutive equal monthly payments of principal and interest in the amount of Three Hundred Twenty-Three and 02/100 (\$323.02) Dollars per month, beginning March 11, 1982, and being due on the 11thday of each month thereafter white kind and paid in full month thereafter white kind and paid in full white kind and paid in full to interest, then to principal. Purchasers shall have the right to prepayment without penalty.

(c) In addition, Purchasers shall pay Sellers the sum of Twenty-Five Thousand (\$25,000.00) Dollars at no interest on or before March 11, 1984.

Promissory notes evidencing the aforesaid indebtedness shall be executed by Purchasers unto Sellers and the terms of said notes are incorporated herein by reference.

- 3. Purchasers to be responsible for all future taxes, insurance and maintenance concerning the premises. Purchasers to acquire insurance for fire or other perils at least in the amount of Thirty-Two Thousand (\$32,000.00) Dollars with Sellers named as loss payee and provide evidence of same to Sellers. In the event of damage due to fire or other perils, all insurance proceeds in excess of proceeds paid to Sellers shall be paid to Purchasers as their interest may appear after payment to the Sellers. Sellers represent and warrant that taxes are paid through 1981 and there are no other liens, mortgages, judgments, mechanic's liens, claims for labor or materials, or any other similar encumbrances against the subject property other than stated hereinabove.
- 4. The Purchasers covenant that in the event of any of the sums set forth above shall not be paid when due, or in the event the Purchasers fail and neglect to carry out any of the terms, conditions and obligations set forth in this Agreement, the

