

thereafter, said monthly payments to continue up to and including the 15th day of December, 1965, and the balance of said principal and interest to be due on the 15th day of January, 1966; the aforesaid monthly payments of Sixty-Four and 96/100ths (\$64.96) Dollars each, are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of Two Thousand Two Hundred and No/100ths (\$2,200.00) Dollars, or so much thereof as shall, from time to time, remain unpaid, and the balance of each monthly payment shall be applied on account of principal.

2. Six Thousand Six Hundred and No/100ths (\$6,600.00) Dollars, due and payable February 15, 1966, with interest thereon from date at the rate of four (4%) per centum per annum to be computed and paid at maturity.

It is understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument, as well as all insurance premiums which shall become due from time to time, minimum fire and hazard insurance coverage in the amount of \$8,000.00 to be carried by the Purchaser at all times.

In the event the Purchaser fails to make any payment on or before the time stated in the paragraph above or fails to pay the taxes and the insurance premiums when due, this instrument shall thereupon terminate at the option of the Sellers and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Sellers 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 Sellers shall convey to the Purchaser, his heirs and assigns, a fee simple title to the premises hereinabove described by general warranty deed, properly stamped, with dower properly renounced.

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