

\$4,220.00 to be paid as follows: \$500.00 which has been paid in a single payment, the receipt whereof is hereby acknowledged, and a total of \$1,300.00 having been paid in monthly installments with interest at the rate of Six (6%) per cent, the receipt whereof is also hereby acknowledged, leaving a balance due and owing of \$2,420.00 to be paid in monthly installments of \$100.00 each beginning July 1, 1965 and continuing on a like day of each succeeding month of each year thereafter until paid in full with interest at the rate of Six (6%) per cent per annum to be computed and paid monthly at the same time as and in addition to the aforesaid principal payments.

In the event the Purchasers fail to make any payment on or before the time agreed hereinabove, or shall fail to comply with the other covenants of this contract, this instrument shall thereupon terminate at the option of the Seller and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Seller for the use of said real estate and as liquidated damages for the breach of this contract.

Upon the Purchasers paying the consideration hereinabove expressed, the Seller will execute and deliver to said Purchasers, their heirs, and assigns, a fee simple title to the real estate hereinabove described by general warranty deed, properly stamped.

The parties hereto agree that the Purchasers shall have the privilege of anticipating the payment of this indebtedness in whole or in part at any regular payment date without penalty.

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