

on the first day of October, 1966, in monthly installments of \$ 125.00 and continuing on the first day of November, December, 1966, and the first day of January, 1967, said payments to be applied first to interest and then to the principal balance remaining due from month to month, together with interest from June 1, 1966 at the rate of six per cent per annum, to be computed and paid monthly. On the first day of February, 1967, the principal balance of the purchase price will amount to \$ 19,070.65, provided the aforesaid payments have been made according to the terms of this contract, and on the first day of February, 1967, the amount of \$105.65 will be paid on the purchase price to the Seller and the Seller will be charged with a real estate commission to Alester G. Furman Company of \$ 965.00 to be deducted from the balance of the purchase price, leaving the total due of \$ 18,000.00 and the purchaser will execute and deliver to the Seller a purchase money mortgage for Eighteen Thousand and No/100 (\$18,000.00) Dollars for 25 years at the rate of six per cent per annum to be paid in monthly installments of \$ 115.98, the first payment to begin on March 1, 1967 and to continue on the first day of each succeeding month thereafter until the balance has been paid in full. All interest under this contract not paid when due shall bear interest at the same rate of six per cent per annum, and in case the principal sum and interest, or any part thereof, be collected by an attorney, or through legal proceeding of any kind, then an attorney's fee of a reasonable amount besides all costs and expenses incident to such collection shall be added to the amount due under this contract and collectible as a part thereof. Francis M. Lindler agrees to cosign the mortgage note and it is agreed that the privileges of repaying the loan in whole or part shall be given.

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IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that in the event any installment of principal and interest is in default for a period of fifteen (15) days after said payment is due, then the Seller may, at her option, declare this contract null and void and retain the payments made hereupon as rent.

IT IS ALSO UNDERSTOOD AND AGREED between the parties that at such time as the purchaser has paid to the Seller the monthly payments hereinabove provided, the Seller covenants and agrees and binds herself, her heirs, executors, administrators, and assigns to execute and deliver to the Purchaser, her heirs and assigns, a general warranty deed to the premises above described, conveying a fee simple title, thereto, free of all liens and encumbrances, except taxes which shall

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