

1. The agreed purchase price is \$12,000.00, \$500.00 of which is paid down, receipt of which is hereby acknowledged by the Seller.

2. The balance of \$11,500.00 shall be paid as follows: \$100.00 beginning June 1, 1968, and \$100.00 on the first day of each successive month thereafter, with interest at the rate of 4-1/2% per annum, said interest to be paid annually.

3. It is further agreed that upon the Purchaser paying to the Seller the sum of \$6,000.00, plus interest at 4-1/2% per annum, the Seller shall forthwith deed the above described tract of land by good, fee simple, marketable title to the Purchaser. The Purchaser will simultaneously execute a purchase money mortgage in the sum of \$6,000.00 back to the Seller, with the payments to continue at \$100.00 per month as set out above, with interest at 4-1/2% per annum to be paid annually.

4. The Purchaser agrees that he shall pay the real estate taxes on this property for the year 1968 and thereafter and shall immediately procure a fire insurance policy and extended coverage on the dwellings located thereon in a minimum amount of \$6,000.00. This policy shall have a mortgagee clause placed in it to Mabel Eugene Kelley Rhodes as her interests may appear and the original policy shall be given to the Seller. The Purchaser shall pay the premiums on said policy and keep the same in force at all times.

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