

1. The Purchaser agrees to buy the above described real estate from the Seller for the sum of \$14,500.00, \$1,500.00 of which is paid in cash and receipt is hereby acknowledged by the Seller.

2. The balance of \$13,000.00 shall be paid as follows: \$157.73 beginning on the 15th day of June, 1970 and \$157.73 on the fifteenth day of each successive month thereafter with interest on the unpaid balance at the rate of 8% computed and paid monthly; said monthly payments to apply first to interest and then to principal. The Purchaser is hereby given the privilege to anticipate and pay off the remaining balance of the purchase price at any time during the ten (10) year period over which this Contract has been amortized.

3. Upon the payment in full of the remaining balance due of \$13,000.00, Seller agrees to deliver to the Purchaser by good, fee simple deed, title to the above described real estate.

4. In addition to the monthly payments of \$157.73 the Purchaser likewise agrees to add to said payment a sufficient sum to cover one-twelfth (1/12) of the annual taxes, fire and extended coverage insurance premium. If the Purchaser fails to pay one-twelfth (1/12) of the annual taxes and insurance premiums with his monthly payments and there remains at the end of the tax year an insurance premium due and insufficient funds to pay same, the Seller shall have the right and privilege to pay said taxes and insurance premiums and any amounts she may add will be charged to the Purchaser and added to the remaining balance.

5. It is fully understood and agreed by the Purchaser and Seller that if the Purchaser fails to make the monthly payments as hereinabove set forth in Paragraph 2, the Seller shall have

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