

to be paid on the principal and interest on the 1 day of August, 1968 and the sum of \$50.00 on the 1st day of each month of each year thereafter, until the principal and interest is paid in full; the aforesaid monthly payments of \$50.00 each are to be applied first to interest at the rate of six (6%) per cent on the principal sum of \$4,500.00 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.

The Seller herein agrees that upon payment of the full purchase price and interest as provided for above, the Seller will execute to the Purchasers or to such other person that may in writing designate a good fee simple marketable title to the premises above described, subject to any restrictions and easements located or shown on the premises.

The Purchasers herein agree that they will keep the building on said premises insured against fire with extended coverage endorsements attached, for an amount of not less than \$2,000.00 and will pay all premiums becoming due on said policy,

The Purchasers further agree that they will pay the 1968 taxes on this property and all taxes thereafter accruing. The Seller may, at her option, advance the funds for the payment of taxes and any insurance premiums required to be paid by the Purchasers by the terms of this Contract, and any amount so advanced will be repaid, with interest thereon from date of said payments at the rate of six (6%) per cent, until fully repaid.

In the event of the failure by the Purchasers to make any of the monthly installments hereinabove provided for within thirty (30)

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