

No/100 (\$500.00) Dollars upon execution of this Agreement and the balance of Three Thousand Seven Hundred Fifty and No/100 (\$3,750.00) Dollars to be repaid in monthly installments of Fifty and No/100 (\$50.00) Dollars per month beginning ^{Feb. 11 R.H. Cook} January 11, 1973, and continuing on the 11th day of each month thereafter until paid in full, said installments to be applied first to interest at the rate of seven (7%) per cent per annum and then to principal.

Upon full payment of the purchase price and interest as provided above, the Sellers agree to convey the property to the Purchaser by general warranty deed, free of encumbrance or lien.

The Purchaser agrees to pay the annual taxes assessed against the within described property, together with all assessments of any nature levied or charged against the within described property.

In consideration of the covenants and agreements on the part of the Sellers, the Purchaser agrees to purchase said property and to pay the purchase price, interest, and taxes in the manner stipulated above.

Time is of the essence of this Agreement, and upon the failure of the Purchaser to make any payment under this Agreement when due, the Sellers may immediately declare this contract terminated, retain all sums paid hereunder as rent and liquidated damages, and be entitled to immediate possession of the premises as in the case of a defaulting tenant at will. In the event this contract is placed in the hands of an attorney for collection, the Purchaser agrees to pay a reasonable attorneys' fee together with all costs of collection.

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