

In consideration for the said property, the Purchasers agree to pay to the Sellers the total sum of Nineteen Thousand Four Hundred Seventy-Seven and 49/100 (\$19,477.49) Dollars for said property as follows: Fifty-Nine (59) equal monthly payments of Four Hundred and 38/100 (\$400.38) Dollars per month at an annual interest rate of Eight (8%) per cent per annum with the consecutive monthly payments to begin on August 1, 1977.

It is understood and agreed that from and after the date of this conveyance the Purchasers will pay all taxes upon the property. In the event any monthly installment is in arrears and unpaid for a period of Thirty (30) days, this Contract shall at the option of the Sellers thereupon terminate and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Sellers as rent for the use of the premises and as liquidated damages for the breach of this contract.

The Sellers agree that they will make all required mortgage payments to the present mortgage holder on the subject property and will in no manner endanger the occupancy, use, possession or equity of the Purchasers in and to the subject property. The Sellers further warrant to forever defend and hold harmless any claim for payment which may be made by the mortgage holder against the Purchasers for payment of the said mortgage indebtedness owned by the Sellers.

Upon payment of the purchase price in full as set forth hereinabove, the Sellers do hereby warrant and agree to execute and deliver to the Purchasers a good, fee simple, general, warranty, marketable title and deed to the subject property free and clear of any and all encumbrances whatsoever and with dower properly renounced thereon. This written Contract contains the entire agreement by and between the