

only to the matters hereinafter set forth.

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SECTION ONE

PURCHASE PRICE AND TERMS OF PAYMENT

The entire purchase price is Twenty Six Thousand (\$26,000.00) Dollars. Said purchase price shall be paid as follows:

Two Thousand Five Hundred (\$2,500.00) Dollars to be paid herewith by the Purchasers to the Sellers of the second part.

The balance of Twenty Three Thousand Five Hundred (\$23,500.00) Dollars to be paid by the Purchasers to the Seller of the first part, or his order, in Three Hundred (300) monthly installments of Three Hundred One and 01/100 (\$301.01) Dollars, each, including interest, commencing August 13, 1982, and continuing on the thirteenth (13th) day of each month thereafter until paid in full. Interest at the rate of Fifteen percent (15%) per annum is payable with and included in each of the above monthly installments.

SECTION TWO

POSSESSION OF PROPERTY AND RESPONSIBILITIES

Purchasers shall be given full possession of the aforesaid property by July 18, 1982. Purchasers have inspected the property, including the improvements and real property described above, and accept said property in its present condition, AS IS, WHERE IS AND WITH ALL FAULTS, IF ANY. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

During the life of this contract Purchasers shall maintain property, including the improvements, in a state of good repair and condition. Purchasers shall not assign or transfer this contract or any interest therein without the written consent of Seller of the first part. Seller of the first part shall have the right to inspect property at reasonable times, until final performance by Purchasers.

Purchasers shall pay before delinquency all taxes and assessments coming due on and after July 13, 1982, levied on property

During the life of this contract, Purchasers shall insure and keep insured against fire or other casualty, all improvements now on property and improvements that may hereafter be built thereon. Such insurance shall be in the face amount of not less than the balance remaining due to the Seller of the first part hereunder. All such insurance shall insure the holder of the encumbrance, Seller of the first part and Purchasers, as their interest may appear.

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