

(a) Five Hundred Dollars (\$500), receipt of which is hereby acknowledged, paid on February 3, 1984.

(b) Three Thousand Eight Hundred Dollars (\$3,800) payable this day in cash.

(c) Sixty-Four Thousand Two Hundred Dollars (\$64,200) at ten per cent interest payable as follows: Commencing April 1, 1984, the sum of Four Hundred Fifty Dollars (\$450) per month representing a portion of the interest due, payable to seller for a period of five years, at which time the entire balance of principal and accrued interest will be due and payable. In the event any payment is not received by seller within ten days after due date, purchaser shall pay a late charge of 5% of the monthly payment. Purchaser has the right to prepay all or any part of the within indebtedness with no penalty.

The property herein is being sold as a whole and is not to be divided as long as there is an outstanding balance due seller.

Taxes and insurance are to be prorated as of the date of sale. Purchaser is to pay all taxes and insurance as they become due, and shall provide seller with paid receipts.

Purchaser is to secure an insurance policy covering the above-referenced property in an amount of at least Sixty-Four Thousand Two Hundred Dollars (\$64,200), and the seller is to be named as loss payee on said policy.

Failure by the purchaser to perform any of the requirements as set forth in this Bond for Title shall render the contract cancelled, null and void, and all payments made by purchaser may be retained by seller as liquidated damages or

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