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(3) In addition to the purchase price, as a consideration for the seller allowing the purchasers to extend the payment of the purchase price over a period of time, the purchasers agree to pay interest on any sums owing to the seller under the terms of this contract from August 1, 1985 at the rate of 12% per annum.

(4) Delivery of the deed shall occur at the option of the purchasers anytime prior to June 1, 1986, provided that the entire unpaid balance of the purchase price with all accrued interest thereon shall be paid prior to closing.

(5) The seller shall pay for all deed stamps on the deed, and warrants that he will have marketable title to the said property at the time of its conveyance.

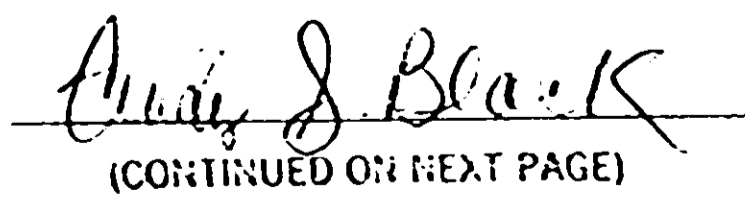
(6) All taxes and assessments shall be prorated on the date of closing.

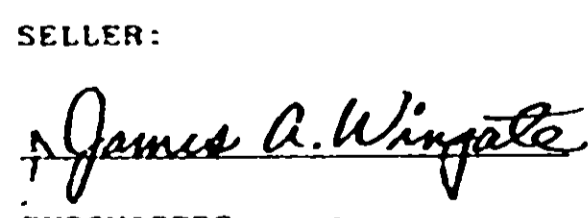
(7) The parties agree that the purchasers shall have an equitable interest in the said real estate to the extent that they have advanced sums of money under this instrument;

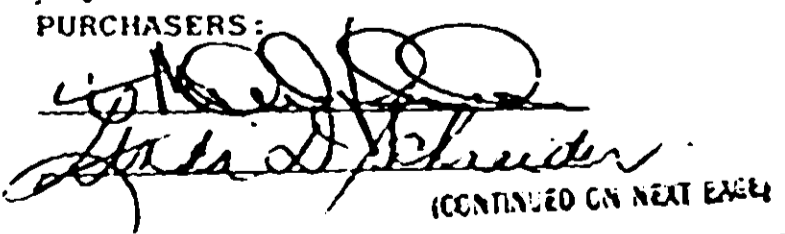
This is the complete agreement between the parties. Both the purchasers and the seller represent that neither has made any parole agreement outside of this written contract. Time is of the essence of this agreement, and all parties covenant that this agreement shall be binding on their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have signed this agreement on the date first above written:

WITNESSED:



(CONTINUED ON NEXT PAGE)

SELLER:


PURCHASERS:

(CONTINUED ON NEXT PAGE)

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