

A. That upon the execution of these presents, the said Vendees have paid unto the said Vendors the sum of Five Hundred Dollars (\$500.00), the receipt of which is hereby acknowledged.

B. That on or before the 18th day of October, 1954, the said Vendees agree to pay unto the said Vendors an additional sum of One Thousand Dollars (\$1,000.00), which said sum shall be accepted in full settlement for the personal property hereinbefore described.

C. That on or before the 18th day of October, 1954, the said Vendees agree to pay unto the said Vendors an additional sum of Five Hundred Dollars (\$500.00), which said sum shall be applied in reduction of the purchase price for the said real estate.

D. And the said Vendees further agree to pay unto the said Vendors the sum of Three Thousand, Nine Hundred Dollars (\$3,900.00), being the balance remaining due on account of the purchase price for the aforesaid real estate after the cash payments hereinbefore set forth, in 96 consecutive monthly installments of Fifty-one Dollars and Twenty-six Cents (\$51.26) each, the first of which said payments shall be due and payable on the 18th day of October, 1954, and on the 18th day of each month thereafter until the whole purchase money for the aforesaid real estate as hereinbefore set forth shall be fully paid, which said monthly payments it is agreed shall include principal and interest calculated at the annual rate of six per cent (6%) per annum on the unpaid principal balance, and upon the receipt or tender of the aforementioned payments in full, the said Vendors, their heirs and assigns, covenant, promise and agree to convey a good, marketable, fee simple title to the aforementioned real estate by a good and sufficient deed unto the Vendees their nominee or nominees, free, clear and discharged of all liens and encumbrances.

2. It is expressly agreed and understood that there is reserved unto the said Vendees the right to accelerate the deferred balance due on account of the purchase money payable unto the said Vendors as hereinbefore set forth.

3. It is expressly agreed and understood that the said Vendors warrant and guarantee unto the said Vendees that the electric water pump and electric water heater installed in the two-story frame