

with interest and in such installments as provided in this agreement, or upon such terms as may be agreed upon between the parties at that time.

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Upon full payment of the purchase price and interest as provided above, the Seller agrees to convey the property to the Purchaser by general warranty deed, free of encumbrance or lien.

The Seller agrees to pay the annual taxes assessed against the within described property, together with all assessments of any nature levied or charged against the within described property, and to maintain the present insurance coverage on the premises.

In consideration of the covenants and agreements on the part of the Seller, the Purchaser agrees to purchase said property and to pay the purchase price and interest in the manner stipulated above.

Time is of the essence of this Agreement, and upon the failure of the Purchaser to make any payment under this Agreement when due, the Seller may immediately declare this contract terminated, retain all sums paid hereunder as rent and liquidated damages, and be entitled to immediate possession of the premises as in the case of a defaulting tenant at will. In the event this contract is placed in the hands of an attorney for collection, the Purchaser agrees to pay a reasonable attorneys' fee together with all costs of collection.

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