

6. The Purchaser shall at all times keep the house and other improvements on the premises in good order and repair. The Purchaser further agrees that he will pay the taxes on the premises as they become due and that he will not allow same to become delinquent and that he will keep the house on said property insured against loss or damage by fire or other casualty in a sum of not less than Thirty-nine Thousand and No/100 Dollars (\$39,000.00), with the loss payable to the parties hereto as their interests appear.

7. Possession of the premises shall be given to Purchaser on August 1, 1975 and shall continue so long as the Purchaser shall punctually pay to Sellers the sum of Three Hundred Twenty-seven and No/100 Dollars (\$327.00) per month, beginning August 1, 1975 and a like payment on the first of each month thereafter until sale of the above described real property is closed and consummated; but in no event shall said payments continue beyond August 1, 1976, which represents the existing mortgage loan payments to Cameron-Brown Company, and interest at the rate of 7 per cent per annum on the difference between the purchase price of Thirty-nine Thousand Seven Hundred Fifty and No/100 Dollars (\$39,750.00) and the outstanding balance presently owing on the said Cameron-Brown mortgage loan, and shall comply with all the other terms and conditions of this Contract; but the title and ownership of said real property shall remain in the Sellers and no right, title or interest in said real estate, either legal or equitable, shall pass by virtue of this Contract, until said purchase price shall have been fully paid and all the terms and conditions of this Contract fully complied with.

8. In case of the failure or refusal of the Purchaser to do or perform any or all of the covenants, promises and conditions on his part to be kept and performed and such default shall continue for more than ten (10) days after the Purchaser has been notified thereof in writing, then the Sellers shall have the right to declare this Contract void and to re-enter and take possession of the premises and to hold and retain all money paid on this Contract, including the Seven Hundred Fifty and No/100 Dollars (\$750.00) earnest money (retainage of said earnest money subject to provisions of Paragraph 9. of this Contract of Sale) and the monthly payments

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