

Sellers agree to furnish Purchasers with a copy of the amortization schedule for this mortgage loan amount as stated hereinabove.

3. Upon payment of the afore-stated purchase price in full, Sellers agree to give to the Purchasers a fee simple, warranty deed, with documentary stamps affixed thereto, to the afore-described property, free and clear of all liens and encumbrances with the exception of recorded restrictions and right-of-ways affecting said property.

4. The Cameron-Brown Company escrow account shall take care of the payment of all taxes and insurance and the Purchasers agree to name Sellers on said insurance policy as their interest may appear.

5. It is also agreed that the Purchasers are taking this property in its present condition and the Sellers shall not be liable or responsible for any further costs of repairs, maintenance, or upkeep of this property. The Purchasers agree to maintain the property in its present condition so that the Sellers' security will not be reduced in value.

6. If Purchasers / <sup>become</sup> in default on the payments due under this Bond for Title or if Purchasers fail to comply with any of the terms and conditions stated in this Bond for Title, the Sellers shall have the right to declare this Bond for Title null and void and the Sellers shall take possession of the property for the purpose of selling the property. This shall be done without any legal action. If any legal action is necessary to regain the possession of said property it shall be at the expense of the Purchaser. The expense of repairs and sale of the property as well as all monies owed to the Seller shall be paid before the Purchaser receives any equity from sale of the property.

7. Sellers agree to pay for all costs and attorneys fees in regard to the preparation of this Bond for Title including recording costs and attorneys fee for a limited title search.

8. Possession of the property shall be given to the Purchasers upon the execution of this Bond for Title.

9. This Bond for Title shall not be assigned to third parties without the written consent of the Sellers.