

It is understood and agreed that the Purchaser will pay all taxes and insurance either through contributions into established escrow accounts, or directly.

It is understood and agreed that after fifty seven months from the date of this Agreement, the Purchaser shall have the option of assuming the first mortgage balance due to Aiken-Speir, Inc., and paying to the Seller monthly installments of Thirty Four and 07/100ths (\$34.07) Dollars over the remaining twenty one year term, or, in the alternative, to assume the first mortgage balance due Aiken-Speir, Inc. and pay to the Seller the balance due under this Agreement.

It is expressly understood and agreed that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear excepted.

In the event the Purchaser fails to make any payment on or before the time stated in the Paragraph above, this Contract shall thereupon terminate at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

Upon the Purchaser ^{assuming the first mortgage due Aiken-Speir, Inc.} ~~paying the consideration hereinabove~~ expressed, ~~the Seller will execute and deliver to said Purchaser,~~ the Seller will execute and deliver unto Purchaser, its successors or assigns, a good fee simple title by way of general warranty deed, ~~free and clear of all encumbrances.~~

It is expressly agreed and understood that the Seller will be responsible for cleaning and painting the above premises, and having an underground fuel tank connected to the furnace located within such residence.

This Contract shall be binding upon the parties hereto, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands

St B Javch