

The Vendee agrees to pay for said property the sum of Ten Thousand & 00/100 Dollars (\$ 10,000.00), and in addition the following shall constitute charges or fees for services which are includible in the contract separate from and in addition to the contract price: None

The sum of Five Thousand & 00/100 Dollars (\$5,000.00) has been paid by the Vendee upon the signing of this contract, the receipt of which is hereby acknowledged, leaving a principal balance owed by the Vendee of Five Thousand & 00/100 Dollars (\$ 5,000.00), bearing interest at the rate of 6 3/4% per cent per annum, principal and interest being payable on October, 1980. Partial payments or the entire payment of the principal may be made at any time.

The Vendor agrees to furnish, as soon as the same can reasonably be procured, an abstract or guarantee of title, statement of title, title insurance, or such other evidence of title as is in accordance with the prevailing custom in the area where the property is located, which said evidence shall show a marketable title to the said property, free and clear from all encumbrances, that being a general warranty deed and excepting the 1979 taxes which are a lien on the premises, but which are not yet due and payable.

and except legal highways, building and zoning regulations, restrictions and easements of record, and except taxes, assessments, and other governmental charges against the property which shall be the responsibility of the Vendee from January 1, 1980, and thereafter.

Said property is subject to the following encumbrance(s):

Taxes for the 1979 taxable year which are a lien on the premises, but which are not yet due and payable.

Vendor agrees that if Vendor defaults on any mortgage on the property, Vendee may pay on said mortgage and receive credit on payments due under this contract.

Said property is subject to the following pending orders of public agencies: None

Upon fulfillment of Vendee's obligations under the terms of this contract, Vendor agrees to convey said property to Vendee by deed of general warranty, with release of dower, if any, or by such other deed as is available should Vendor be legally unable to deliver a deed of general warranty.

If any installment payment to be made by the Vendee under the terms of this contract is not paid by the Vendee when due or within thirty (30) days thereafter, the Vendor may initiate forfeiture of the interest of the Vendee in default, as provided by law.

Within twenty (20) days after this contract has been signed by both Vendor and Vendee, Vendor agrees to cause a copy thereof to be recorded as provided in Ohio Revised Code Section 5301.25.

The interest of the Vendees' herein may not be assigned without the written consent of the Vendors having been first obtained.

