

3. It is agreed that 1980 taxes and public assessments, if any, shall be prorated as of the date this transaction is closed out, the purchase price paid to Seller and Seller delivers deed to Buyers. Seller will continue to maintain her present fire insurance policy covering the property (but not Buyers' personal property) until the date this transaction is closed out. At time of closing Buyers agree to secure their own fire insurance coverage.

4. Seller agrees to give Buyers immediate possession of the premises as of the date this Bond for Title is executed by the parties. Buyers also have permission to make and carry out certain repairs and improvements to the premises which improvements have been discussed with and approved by Seller. In consideration of said possession, Buyers agree to pay Seller rent in the sum of One Hundred Twenty Seven and No/100 (\$127.00) Dollars per month beginning with the date this Bond for Title is executed. Said rent shall be due and payable on the same day of each and every calendar month thereafter until this transaction is closed out, with the monthly rental being prorated as of date of closing. Said rental shall not be applied against the purchase price.

5. Seller acknowledges that she has two loans with Fidelity Federal which loans are current. Seller agrees to have said loan paid in full as of date of closing. However, Buyers, at their option and their expense, may assume the primary loan against the subject property as of date of closing. If the Buyers assume said loan, the Sellers will be released from personal liability.

6. It is agreed that there is no real estate commission due to any parties in this transaction.

7. Seller shall, upon full compliance by the Buyers with their promises herein, including the full payment of the purchase price, taxes and insurance according to the terms hereof, execute and deliver to Buyers a good and marketable title to the above described property in fee simple by general warranty deed, free and clear of all liens and encumbrances of every nature except for any easements,

0719

4328 RV-2