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insurance policy in an amount sufficient to protect the Seller's interest under this agreement, said policy to protect the Seller and Purchasers both, as their interest shall appear, and to pay the annual City and County property taxes on the within described property.

IV.

In consideration of the covenants and agreements on the part of the Seller, the Purchasers agree to purchase said property and to pay the purchase price, interest, taxes and insurance, in the manner stipulated above.

V.

Time is of the essence in this agreement, and upon failure of the Purchasers to make any payments under this agreement when due, the Seller may immediately declare this contract terminated, retain all sums paid hereunder as rent and/or liquidated damages, and be entitled to immediate possession of the premises.

In case this agreement is placed in the hands of an attorney for collection, the Purchasers agree to pay a reasonable attorney's fee plus all costs of collection.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and seals this 20th day of October, 1980.

IN THE PRESENCE OF:

<u>Robert J. Spencer</u>	<u>Joseph Powell</u>	SELLER
<u>Whitney L. Spencer</u>	Joseph Powell,	
<u>John G. Cheser</u>	<u>Michael J. Sampson</u>	
<u>Jolann Callum</u>	Michael J. Sampson	
	<u>Barbara A. Sampson</u>	PURCHASERS
	Barbara A. Sampson	

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