

MO. 1142 REV. 959

and represents that said loan is paid current through the month of February, 1981; that the balance due on said loan is \$73,626.32; and that the next payment is due on the first day of March, 1981 in the sum of \$ 761.17. Said monthly payment includes interest at the rate of 12% per cent per annum. Seller agrees to cooperate, without liability to Seller, with any requirements of the Lender involving this transfer and execute any forms that Lender may require. Seller shall not be responsible for any increased interest rate. To the extent Seller may receive notices, tax notices, letters, checks, refunds or other material from lender, Seller agrees to promptly forward the same to Buyer and will be liable to do so. So long as Seller shall have no responsibility or liability, Seller hereby appoints Buyer as his attorney in fact for the sole purpose of signing any forms that Lender may require of Seller in connection with any future transfer of the loan from the name of Seller to Buyer. It is understood and agreed that the loan shall remain in Seller's name at this time. Seller further agrees that all fire insurance policies, homeowner's policies or similar coverage shall be in the name Seller and Buyer as their interest may appear, as may be required by any insurer. Seller assigns all interest he may have in said policies to Buyer and Seller authorizes and directs any and all insurance agents and insurance companies to deal only with Buyer concerning all policy matters and all checks payable shall be made to Buyer only. Seller appoints Buyer as his attorney in fact for this purpose. Seller represents and warrants that there are no other liens, mortgages, judgments, mechanics liens, claims for labor or materials, or any other similar encumbrances against the subject property.

3. Buyer may enter into possession of premises forthwith; Seller acknowledges that all of his possessions have been removed from said property.

4. Seller acknowledges that he has received the full payment of the purchase price to which he is entitled and

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