

of such mortgage lien.

5. Buyers shall have the right and option of prepaying the entire remaining balance due on the obligation set forth herein at any time without penalty, except that if the aforesaid mortgage to First Federal Savings and Loan Association requires payment of a prepayment charge or prepayment penalty by the Owners as a condition to releasing said property from said mortgage prior to the maturity date thereof, then as a condition of any such prepayment by the Buyers, the Buyers shall be required to pay the amount of any such prepayment penalty imposed by the said mortgagee.

6. It is understood and agreed between the parties that even though the account may continue to be maintained at First Federal Savings and Loan Association in the name of the Owners, any interest paid hereafter is being paid by the Buyers and any interest deductible for tax purposes shall inure to the benefit of the Buyers as well as all other deductible items, including ad valorem taxes.

7. Buyers agree to pay taxes accruing after the date of this instrument and shall further maintain fire and extended coverage insurance in an amount at least equal to the sum of Sixty Two Thousand and No/100 (\$62,000.00) Dollars and shall show the Owners as loss payee on any policy of insurance. The Owners further agree to relinquish and release any interest in any insurance proceeds that might be paid as a result of a loss that exceeds the amount of the indebtedness due the mortgagee, First Federal Savings and Loan Association and the Owners.

8. All rights, duties and obligations set forth herein shall inure to the benefit of and shall be binding upon the respective heirs, administrators, executors, successors and assigns of the Owners and of Buyers. None of the parties hereto shall voluntarily sell or transfer their interests in the subject property or in this Bond without the consent of all parties hereto, which consent shall not be unreasonably withheld; provided that no such sale, transfer or assignment of Buyers' interest shall release or relieve Buyers from any of their obligations or responsibilities set forth herein.

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