

6. Should the Buyer fail to make the monthly installment payment due Kissell Company as first mortgage holder, as mentioned hereinabove and should any monthly installment became past due for a period of fifteen (15) days the Sellers may collect a late "charge" equal to seven per centum of any such past due installment. Should the Buyer fail to pay any monthly installment payment after it becomes due within Thirty (30) days, the Sellers will by certified letter, addressed to the Buyer demand payment. Upon receipt of the demand letter, the Buyer will have fifteen (15) days to pay said monthly installment along with the aforementioned late charge or upon failure of payment the Seller shall have the right to bring legal and/or equitable action(s) to evict the Buyer and take possession of the said real property.

7. Further the failure of the Buyer to make timely payments in accord with the terms of this contractual agreement will cause this contract to be forfeited and any and all consideration received by the Seller shall be deemed to be liquidated damages and reasonable rents and no portion thereof shall be refunded to the Buyer.

8. Upon the full payment of the balance of Five Thousand Dollars (\$5000.00) the Sellers agree to convey the hereinabove described real property to the Buyer her heirs and assigns with a general warranty fee simple deed, free and clear of encumbrances with the exception of the first mortgage presently held and/or serviced by Kissell Company.

9. The Buyer shall have the right of prepayment without penalty.

10. The Buyer hereby agree to maintain sufficient monies in the escrow account held and/or serviced by Kissell Company to pay real property taxes, home owners insurance, ectera, as they become due. The Buyer shall be responsible for the payment of any adjustment in said escrow account made necessary due to increase cost of said taxes and insurance. Monies in the said escrow account shall be tranferred to Buyer upon fulfillment of the terms of this contractual agreement.

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