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set forth in this Contract for Sale of Real Estate, the Seller shall give written notice duly transmitted by regular United States Mail, addressed to the last known mailing address of the Purchasers, notifying the Purchasers of such default, and, if the Purchasers fail to remedy such default within Ten (10) days after receipt of such written notice, the Seller may declare the Purchasers in default and call the entire unpaid balance due, including principal, interest, reasonable attorney fees for any necessary collection/foreclosure proceeding, and any such sums which the Seller has advanced on the Purchaser's behalf, and foreclose the interest of the Purchasers under this Contract for Sale of Real Estate.

6. TIME IS OF THE ESSENCE OF THIS AGREEMENT. The Purchasers shall not assign, transfer or encumber any right that Purchasers may have under this Contract for Sale of Real Estate until such time as said Purchasers have paid the full purchase price and all interest due hereinunder and receives from the Seller the above mentioned deed. The words "Seller" and "Purchasers" as used herein shall include the masculine and feminine gender, singular and plural, and shall include any person, partnership, or corporation as the context may require. This agreement contains the entire agreement between the parties and shall inure to the benefit of and become binding upon the Purchasers and Seller, their heirs, assigns, successors and administrators.

7. MISCELLANEOUS. The Seller shall be responsible for the costs for preparation of the deed of conveyance and stamps thereon. Purchasers shall bear all other ordinary costs and fees involved with the final closing and transfer of the subject property. Purchasers do hereby

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