

2. PURCHASE PRICE. As the total purchase price and sales price for the above described property, the Purchasers hereby covenant and agree to pay to Seller the following total sum or sums which the Purchasers reserve the right to prepay in whole or in part without penalty at any time, to-wit:

The total purchase price for the above described property is Four Thousand Five Hundred and no/100ths (\$4500.00) Dollars to be paid as follows:

The total sum of Five Hundred and no/100ths (\$500.00) Dollars shall be paid by Purchasers to Seller at the execution of this bond for title and the remaining balance of \$4000.00 shall be paid in 36 monthly installments of \$132.86 including principal and interest computed at the rate of 12% per annum on the unpaid balance, the first monthly payment shall be due and payable on the 1st day of May, 1983 and a like amount due on the first day of each month thereafter for a period of 36 months.

3. OCCUPANCY. As long as the covenants and conditions of this Bond for Title continue to be performed by the Purchasers, the Purchasers shall have the right to peaceably occupy and possess the above described property without interruption from the Seller or anyone lawfully claiming through Seller. The Purchasers are accepting the subject property in its present "as is" condition and Seller shall have no further responsibility for maintenance and repair. The Purchasers may begin building a single family residential dwelling on said property, subject to the applicable restrictions and zoning ordinances of record or on the premises.

4. TAXES AND INSURANCE. The Purchasers covenant that they will keep the premises and all improvements thereon now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted; that they will keep said improvements now or hereafter