

During the life of this contract Purchaser shall maintain said property, including the improvements, in a state of good repair and condition. Purchaser shall not assign or transfer this contract or any interest therein without the written consent of the Sellers. Sellers shall have the right to inspect the property at reasonable times, until final performance by Purchaser.

Purchaser shall pay before delinquency, all taxes and assessments coming due on and after the date of this contract, and which are levied on the property.

During the life of this contract, Purchaser shall insure and keep insured against fire or other casualty, all improvements now on property and improvements that may hereafter be built thereon. Such insurance shall be in the face amount of not less than the balance remaining due to the Sellers. All such insurance shall insure the Sellers and Purchaser, as their interest may appear. All premiums on such policies shall be paid by Purchaser and Purchaser shall provide Sellers with a copy of said insurance policy or policies.

If Purchaser fails or neglects to pay an installment of taxes or any assessment, or any insurance premium, when due, Sellers shall have the right to make such payment and to add the amount thereof, together with interest at Ten percent (10%) per annum, to the obligation of the Purchaser hereunder. Such right shall be deemed to be an option and shall impose no obligation on the Sellers, and the Sellers may elect to treat such neglect or failure on the part of the Purchaser as a breach of this contract.

SECTION THREE

TITLE

Title to said property shall be reserved in and by the Sellers until the outstanding principal balance of the purchase price has been reduced to Twenty Thousand Five Hundred and no/100 (\$20,500.00) Dollars, at which time title will be conveyed to Purchaser by Sellers, and Sellers shall receive a note and mortgage from the Purchaser for the balance then owed by Purchaser to Sellers.

Sellers shall not cause or permit any act to be done during the life of this contract that would burden or cloud the title to the property or interfere with Purchaser's full use and enjoyment thereof.

Sellers do hereby bind themselves, their heirs, and assigns, in the event Purchaser shall well and truly make payments above mentioned, at all times when due, to deliver or cause to be delivered unto the Purchaser, his heirs or assigns, a marketable title to the within described real estate, in fee simple,

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