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(\$33,300.00) Dollars to be paid by the Purchasers to the Sellers, or their order, in Two Hundred Forty (240) monthly installments of Three Hundred Sixty Six and 67/100 (\$366.67) Dollars, each, including interest, commencing December 15, 1983, and continuing on the same day of each month thereafter until paid in full. Interest as the rate of twelve percent (12%) is payable with and included in each of the above monthly installments.

SECTION TWO

POSSESSION OF PROPERTY AND RESPONSIBILITIES

Purchasers shall be given full possession of the aforesaid property immediately with the signing of this document. Purchasers have inspected the property, including the improvements and real property described above, and accept said property in its present condition, AS IS, WHERE IS AND WITH ALL FAULTS, IF ANY. ALL IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED.

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

Purchasers shall pay before delinquency all taxes and assessments coming due on and after January 1, 1984, levied on said property.

Each party hereto shall obtain and maintain insurance to protect their interest in and to the aforesaid property.

Should Purchasers fail to make any installment payment on the purchase price when due, Sellers may collect a five percent (5%) late charge when said installment is delinquent for ten (10) days or more.

If Purchasers fail to pay any taxes or assessments when due, Sellers shall have the right to make such payment and to add the amount thereof, together with interest at Twelve percent (12%) per annum, to the obligation of the Purchasers hereunder. Such right shall be deemed to be an option and shall impose no obligation on the Sellers to do so, and the Sellers may elect to treat such neglect or failure on the part of the Purchasers as a breach