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deed which will convey the property described hereinafter free and clear of all liens and encumbrances with the exception of any restrictions and utility easements affecting the property as of the date of the deed.

2) It is agreed that the Purchaser is taking this property in its present condition and that Purchaser shall be responsible for all costs, repairs, upkeep and easements for this property.

3) If Purchaser becomes in default in any of the payments due under this Contract, the Seller, at the Seller's option, shall have the right to declare this Contract null and void and apply all payments (including down payment) made prior to the default as rent and liquidated damages for breach of contract.

4) If the Purchaser should assign his interest in the within Contract without the written permission of the Seller, the Seller at the Seller's option, may declare the entire balance of the Contract price due and payable.

5) Purchaser shall have the right to prepay any or all of the amount due on the Contract at any time without any prepayment penalty.

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Smj 6) Upon delivery of the deed to this property, Seller agrees to pay for the cost of the preparation of the deed and the documentary stamps to be affixed to said deed. Purchaser agrees to pay for recording the deed. Seller and Purchaser also agree that Purchaser shall be responsible for the cost of preparation of this Contract of Fifty (\$50.00) Dollars.

7) Possession of the premises to be given as of the date of this contract.

STAMP
TAX
\$14.00

(CONTINUED ON NEXT PAGE)

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