

balance due on the purchase price. The Seller shall have up to three (3) months following the closing to vacate the premises.

3. CONDITIONS AND RESTRICTIONS. (a) The Seller shall convey the property described in Paragraph 1 to the Buyer, his heirs and assigns, by a general warranty deed, free of encumbrances, liens or assessments upon payment of the purchase price as provided above, subject to all existing easements, rights-of-way, restrictions and zoning ordinances.

(b) The Seller shall remain in possession of the property until the purchase price is fully paid, and will pay all taxes, insurance, and maintenance expenses during that time.

(c) The Buyer shall have the right and privilege to sell parcels or lots of land from the larger tract described herein. The Seller shall grant a deed to whomever buys such lot or parcel. The consideration for the sale of such lot or parcel shall be applied to reduce the balance owed by the Buyer to the Seller. The Buyer shall be responsible for all costs attributable to the Seller in such a transfer.

(d) The Buyer may list the described property for sale prior to the closing of this transaction PROVIDED THAT the property be shown by appointment only, that no children be allowed during a showing of the house and that only legitimate prospects be shown the house.

4. RISK OF LOSS OR DAMAGE. The risk of loss or damage to the premises by fire or other casualty until the deliver of the deed is assumed by the Seller.

5. CLOSING DATE. The closing shall take place on or before May 30, 1988. At closing, the Seller shall deliver the deed upon the Buyer's compliance with the terms and conditions hereof. It is expressly provided that time is of the essence of this Contract.

6. SELLER'S DEFAULT. If the Seller defaults under this Contract the Seller shall reimburse the Buyer for all title

J.M.L.
B.A.W
C.A.W