

IV.

Purchasers agree to pay all taxes, insurance and upkeep and maintenance applicable to the premises until the purchase price above has been paid in full. For 1984, Seller shall pay prorata taxes from January 1 to June 1.

V.

If any payment due hereunder is not made when due, Seller, at her option, after thirty (30) days written notice, may declare this Bond for Title to be null and void and any payments which have been made shall be deemed as rent and Seller shall be discharged in law and in equity from making and delivering the deed to the property as set forth hereinafter and shall thereupon be discharged from any liability under the terms of this agreement. In the event of any default of any payment of the same which shall continue for thirty (30) days following notice as set forth above, Seller shall have the right to deem Purchasers as Tenants holding over after the termination of or cancellation of a Lease and may use such legal remedies as may be necessary to obtain possession of the aforesaid premises.

VI.

Upon payment and discharge by Purchasers of the aforesaid sales price, Seller hereby binds herself, her heirs and assigns, to give to Purchasers, their heirs and assigns, a good and marketable fee simple title to the above described real estate, with stamps duly affixed, free and clear of all liens and encumbrances of record, except for the lien for annual taxes and such easements, right of way and restrictions as presently apply to said property. Seller shall at all times prior to discharge of this Bond for Title keep said property free and clear of all liens except yearly taxes.

VII.

Seller acknowledges that Purchasers shall acquire an equitable interest in the above described property by reason of this Bond for Title and that any subsequent creditors of Seller, if any, shall be subject to the rights of Purchasers under this Bond for Title in the above-described real estate. Purchasers shall have the right to anticipate payment at any time and from time to time without penalty.

VIII.

Seller and Purchasers agree that the above-described property is being sold "as is" and all improvements and repairs thereto shall be at the sole option and expense of the Purchasers.