

In conjunction with the Alliance Mortgage Co. "ARM" program loan which the Sellers are to obtain, the Purchaser agrees to pay up to \$4,000.00 of the Sellers closing costs.

3. All taxes, interest and other charges against the subject property shall be adjusted and prorated as of the date of the execution of this instrument. Insurance premiums may be prorated or the insurance cancelled, at the option of the Purchaser.

4. When the Purchaser has satisfied all payment obligations hereunder, the Sellers agree to convey by marketable title and deliver to the Purchaser a proper general warranty deed with dower duly renounced (if necessary) and free of encumbrances. The deed shall either be delivered at the office of Christophillis Law Offices or directly to the Purchaser, at the option of the Purchaser.

5. Possession of the subject premises shall be given to the Purchaser on or before June 30, 1984.

The Sellers agree to provide a termite inspection letter which is not more than 60 days old upon the signing of these presents.

6. It is agreed that time is of the essence of this agreement, and if all payments are not made when due, the Sellers shall be discharged in law and equity from all liability to make said deed, and may treat the Purchaser as a tenant holding over after termination, or contrary to the terms of his lease and shall be entitled to claim and recover, or retain if already paid, all sums paid hereunder as liquidated damages, or, at their option,

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