

property described herein, free and clear of all liens or encumbrances.

6. It is understood and agreed that the Purchasers are to maintain hazard and fire insurance on the premises and keep the premises adequately insured, as the respective interest of the Purchasers and Seller may appear.

7. It is understood and agreed that the 1984 taxes shall be prorated as of the date of this Contract and Sales Agreement. Taxes for the year 1985 and subsequent years shall be paid by the Purchasers.

8. Upon default by the Seller, if Purchasers elect to rescind this Agreement, they shall be repaid all sums paid hereunder and, in addition, shall be reimbursed by the Seller for their reasonable expenses of title examination or to enforce the terms of this Contract according to law.

9. Possession of said premises will be given to Purchasers upon the execution of this Contract and Sales Agreement.

10. The parties hereto further agree that this written Contract and Sales Agreement expresses the entire agreement between the parties and shall be enforceable by either, by specific performance, and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

11. This Contract and Sales Agreement shall extend to and be binding on the heirs, executors, administrators, and assigns of the parties hereto.