

Association in full and complete satisfaction of the mortgage indebtedness. Seller shall not be responsible for any increase in the interest rate that occurs under the aforesaid note and mortgage during the term of this Bond for Title as Purchaser is solely responsible for same.

3. The Purchasers shall have the right to prepay in full or part payment the entire balance owed on or before September 1, 1989 without penalty.

4. The present balance on said mortgage at the time of execution of this agreement is Sixty Three Thousand Two Hundred Fifty Two and 77/100ths (\$63,252.77) Dollars as of September 1, 1984.

5. The Purchaser agrees to pay all taxes and insurance while this contract is in force and insurance in a sum of not less than the full insurable value of the subject property while this contract is in force.

6. The Seller shall apply the entire payment received from the Purchaser to the indebtedness owed to Fidelity Federal Savings and Loan Association and the Seller shall be responsible for any late charges as a result of his failure to timely remit payment provided Purchaser makes timely payment unto Seller as set forth in Paragraph 2 herein. Purchaser shall be responsible for any late charges incurred as a result of Purchaser's failure to timely remit payment unto Seller as set forth in Paragraph 2 herein.

7. In the event the Purchaser makes timely payment unto Seller as set forth in Paragraph 2 herein, but Seller defaults in the payments to Fidelity Federal Savings and Loan Association under its mortgage, then the Purchaser shall, after giving the Seller ten (10) days written notice by certified mail, be able to make all payments directly to Fidelity Federal Savings and Loan Association. In the event the mortgagee shall foreclose its mortgage for nonpayment or any other reasons set forth under the terms of its mortgage, the Seller hereby relinquishes any equity interest in the property and acknowledges that he has received

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