

full payment except for the satisfaction of the monies owed to Fidelity Federal Savings and Loan Association as set forth herein. Upon the satisfaction of the indebtedness owed to Fidelity Federal Savings and Loan Association, either by receipt of funds through any foreclosure sale and/or payment of the balance owed by Purchasers, the Seller shall and does hereby acknowledge full receipt of all equity interest or any monies due whatsoever from the sale of this property. In the event Fidelity Federal Savings and Loan Association exercises its right to accelerate payment of its mortgage by virtue of the due on sale provisions contained therein, then in such event, Purchaser agrees to assume and/or payoff said mortgage to Fidelity Federal Savings and Loan Association within forty five (45) days from the date notice is given by Fidelity Federal Savings and Loan Association of its intent to accelerate same. In all events, Purchaser agrees to indemnify and hold Seller harmless from all liability Seller may incur in the event of a mortgage foreclosure by the mortgagee, not caused by an act of default by seller.

8. In the event the Seller shall default in remitting payments to the mortgagee, the Purchaser shall be entitled in addition to any other damages allowable under any suit on this contract in law or in equity, the amount of all monies not remitted by Seller to mortgagee as provided herein, together with, all cost and reasonable attorney's fees in the collection thereof and/or cost and attorney's fees in the defense of any foreclosure action by the mortgagee as a result thereof.

9. Purchaser covenants the premises and all improvements now existing or hereafter erected shall be kept in a good state of maintenance and repair, reasonable wear and tear expected.

10. The Purchaser covenants that in the event any of the payments set forth above shall not be paid when due (including principal, taxes and insurance), or in the event the Purchaser fails and neglects to carry out any of the terms and conditions and obligations set forth in this Bond for Title, the Seller

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