

The Sellers hereby assign to the Purchaser any prepaid or unearned insurance covering said premises and further assign to Purchaser any balance in an escrow account being maintained by Fidelity Federal Savings & Loan Association in connection with the above identified loan.

The Sellers agree, within thirty (30) days after request made by the Purchaser, that they will execute a fee simple, warranty deed in favor of the Purchaser or such person or persons as the Purchaser shall in writing designate conveying fee simple, marketable title to the above described premises, subject only to the mortgage in favor of Fidelity Federal Savings & Loan Association which will be assumed by the Purchaser and subject to residential restrictive covenants, easements and rights of way of record and accrued taxes.

The Purchaser agrees to keep and maintain the subject property in good condition and repair and the Sellers may enter into the premises from time to time in order to make inspection.

The Purchaser shall have the right to assign this contract or to lease or rent the subject premises; however, no such action on the part of the Purchaser shall relieve the Purchaser from his obligation to the Sellers and to Fidelity Federal Savings & Loan Association as is herein provided.