

the subject property other than stated hereinabove. Purchaser at her sole option, may either make all future mortgage payments to Sellers who agree to immediately send in their check to the lenders for the same amount, or Purchaser may make said payments to a real estate or property management company who will promptly remit their checks to the lenders, or Purchaser may pay lenders direct. Purchaser and Sellers agree to periodically give the other party written evidence that the first and second mortgage loan is kept on a current basis as either party may from time to time request.

4. The Purchaser covenants that in the event of any of the sums set forth above shall not be paid when due (including interest, principal, taxes and insurance), or in the event the Purchaser fails and neglects to carry out any of the terms, conditions and obligations set forth in this Bond for Title, the Sellers shall give written notice duly transmitted by regular United States Mail addressed to the last known mailing address of Purchaser notifying the Purchaser of such default, and if the Purchaser fails to remedy such default within thirty (30) days after receipt of such written notice, the Sellers may declare this Agreement terminated, null and void; and, the Sellers shall be discharged in law and equity from any liability to deliver the aforementioned Warranty Deed; and Sellers shall be entitled to pursue their full legal and equitable remedies to enforce this Agreement, or the amount due thereon, in which event court costs and reasonable attorney's fees shall be added to the balance of the purchase price due hereunder.

5. Sellers agree to simultaneous with the execution of this Agreement, at Sellers expense, execute and deliver to Purchaser's attorney a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and with dower renounced, free and clear of all liens and encumbrances of every nature except for rights of way and easements for utility purposes, subdivision

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