

restrictions, current year taxes and the first mortgage against the subject property held by Collateral Investment Company and the second mortgage of Blazer Financial Services, Inc.. Purchaser shall have the privilege to immediately record said deed provided Purchaser pays in full all monies owed by Purchaser to Sellers pursuant to the terms of this document. Upon full payment of the purchase price by Purchaser, Sellers agree to fully pay that indebtedness owed to Collateral Investment Company and Blazer Financial Services, Inc. and to have the subject property released from said mortgages.

6. Sellers agree not to encumber said property in the future and any attempt to do so shall be void.

7. Upon execution of this document and thereafter, as long as the covenants and conditions of this Agreement continue to be performed by the Purchaser, the Purchaser shall have the right to peaceably occupy and possess the above described real property without interruption from the Sellers or anyone lawfully claiming through Sellers.

8. The Purchaser covenants that she will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear excepted.

9. Time is of the essence of this agreement. The words "Sellers" and "Purchaser" as used herein shall include the masculine and feminine gender, singular and plural, and shall include any persons, partnership or corporation as the context may require.

10. Sellers hereby acknowledge that Sasso & Ledford, P.A. represent only the Purchaser and has given the Sellers no advice other than for Sellers to have their attorney review this document.

11. A waiver by the Sellers of any breach of any of the provisions of this agreement required to be performed by the Purchaser shall not bar the rights of the Sellers to avail themselves of any subsequent breach of any such provision.

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