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month from the funds received from Purchaser, this being the monthly installment due on the mortgage, including principal, interest, taxes and insurance. It is agreed that in the event the Purchaser shall fail to make the monthly payment when the same becomes due, or within thirty (30) days thereafter, Purchaser shall immediately be adjudged in default, and Sellers shall have full rights to enforce this contract at law or equity, including the recovery of attorney's fees and costs, or Sellers shall have full rights to re-enter the premises and all payments received shall be deemed as rental payments.

3. Purchaser agrees to keep the premises in a good state of repair during the term of this contract including the replacement of the roof and painting inside and out. All such work is to be done in a workmanlike manner in accordance with the standards subscribed to in the area.

4. Purchaser agrees that the house will be used for residential single family purpose only.

5. Sellers or their representative shall have the right and privilege to enter upon the premises at any reasonable time after notifying Purchaser and make such inspection as they may deem necessary.

6. This contract shall not be assigned by Purchaser except upon the written consent of Sellers, and they agree not to unreasonably withhold their consent.

7. Purchaser agrees to pay the premium on a fire and windstorm policy of insurance covering the residence on said premises during the term of this contract in an amount satisfactory to Sellers. Purchaser further agrees to pay the taxes on said premises for the year 1980, and all subsequent years.

8. Purchaser agrees to maintain insurance on the dwelling herein described at a replacement cost level sufficient to fully replace the premises, at any time, during the term of this contract. In the event the house is totally or partially destroyed by fire or other casualty whatsoever, the balance due on this contract will become immediately due and all proceeds from insurance shall be paid

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