

\* Seller has the right to remove the following personal property from the subject property: Firewood, shrubbery, fruit trees, small pens, stove, refrigerator, washer and camper. Seller shall remove these items within fifteen (15) days of the date of execution of this document.

8. Seller agrees to pay the full real estate commission that may be due in connection with this sale.

9. Seller hereby acknowledges that Peter J. Sasso, Jr., Attorney At Law, represents only the Purchaser and has given the Seller no advice other than for Seller to have his attorney review this document.

~~Buyer and seller hereby acknowledge that Peter J. Sasso, Jr. has rendered a loan to the Seller for the purchase of the property located at [redacted] in the City of [redacted] State of [redacted].~~

*WSP*

10. The invalidity or unenforceability of any paragraph hereunder or any portion thereof shall not affect the validity and enforceability of any other provision of this contract.

11. Time is of the essence of this agreement. The word Seller and Buyer as used herein shall include the masculine and feminine gender, singular and plural, and shall include any person, partnership or corporation as the context may require.

12. Buyer acknowledges that the house located on the subject property is being purchased "as is" and Seller makes no representations or warranties as to the conditions of said house nor to <sup>the condition of</sup> any plumbing, electrical, heating, or air conditioning fixtures located on the subject premises.

13. This contract contains the entire agreement between the parties and any and all prior agreements are merged herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 13 day of MAY, 1981.

IN THE PRESENCE OF:

[Signature]  
[Signature]

[Signature]  
[Signature]

[Signature]  
James E. Adams, Seller

[Signature]  
David Collins, Jr. Buyer

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