

the Seller and that any such assignment or transfer without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or hereunder or in said premises, but shall render this agreement null and void at the election of the Seller.

8) It is understood and agreed that the Buyer shall have the right to prepay at any time the remaining balance of the indebtedness in full, without penalty and that a delinquency charge of Five (\$5.00) Dollars shall be paid by the Buyer for each installment in default for twenty (20) days or more.

9) The Buyer shall keep all improvements now existing or hereafter erected upon the within described property in a good state of repair, normal use and wear excepted, and should she fail to do so, the Seller may, at her option, enter upon said premises, make whatever repairs as are necessary and charge the expense for such repairs to the indebtedness.

10) It is understood and agreed that in the event the Buyer shall fail to make any of the payments as provided herein, or any part thereof, within a period of sixty (60) days after the due date, the Seller shall be discharged and relieved from any liability to make and deliver such deed to the Buyer and in that event, all rights of the Buyer shall cease and terminate hereunder and the Buyer may be treated as a tenant holding over after the termination of her lease and the Seller shall thereupon be entitled to such possession of the premises and to pursue such remedies as she may be entitled to under the law as landlord, and all sums

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