

The Purchasers shall be allowed to take possession of the premises immediately. The Seller agrees to deliver to the Purchasers a good fee simple warranty deed to the said property when the Purchasers have paid the Seller in full under the terms of this Contract. Taxes for the current year shall be prorated as of the date of this agreement and thereafter Purchasers shall be chargeable for all property taxes and any assessments, and these shall be payable in monthly escrow payment as outlined hereinabove.

In the event the Purchasers should fail to make the payments as provided herein or breach any other provision of this Agreement, then the Seller will have the right to declare the entire balance due and payable and enforce compliance or to cancel this Contract and retain all sums paid as liquidated damages and treat the Purchasers as tenants holding over after notice or to use any other remedy available at law or in equity.

The Purchasers shall be entitled to peaceful possession of the premises as long as the Purchasers are not in default under the terms of this Contract. The Purchasers shall maintain the premises in good condition and shall be responsible for all maintenance, repairs, and all utilities. Purchasers agree to keep the dwelling and any other structures on the premises fully insured with fire and extended coverage insurance. Said policy shall list the Purchasers and Seller as insured as their interests may appear, along with the present Mortgagee, and the original policy shall be retained by the Seller. The coverage shall always be for no less than the balance due hereunder. All premiums are to be paid by the Purchasers in monthly escrow payments as outlined hereinbefore. In the event Purchasers fail to pay said insurance premiums and/or taxes in the form of the monthly payment to escrow as set out hereinbefore, the Seller has the right to do so and add the cost thereof to the balance due hereon, plus interest.

Said property is subject to such easements, restrictions, setback lines, roadways, zoning ordinances and rights-of-way, if any, affecting the above-described property of record or as appear on the property.

It is further understood between the parties that time is of the essence of this agreement and that this agreement embodies the entire agreement between the parties and no additions or changes shall be honored unless

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