

the cost of the preparation of such deed and deed stamps to be the responsibility of the Seller herein. The Purchaser hereby agrees that he will keep the improvements now existing or hereafter erected on said property insured as may be required from time to time by the Seller against loss by fire and any other hazards specified by Seller in an amount not less than the existing balance owed to the Seller. The Purchaser further agrees that he will pay when due all taxes, public assessments and other government or municipality charges, fines or other impositions against the premises.

3. In the event the Purchaser fails to pay the balance due hereon within thirty (30) days of its due date as stated heretofore, this Contract shall terminate at the option of the Seller and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller as rent for the use of said premises and as liquidated damages for the breach of this Contract. This Contract and the covenants herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS our hands and seals this 12<sup>th</sup> day of June, 1981.

In the Presence of:

Judith Kellert  
Edward C. Carr  
 As to Seller

Richard C. Moore  
Judith Kellert  
 As to Purchaser

Lisa Ann Howell (LS)  
 Lisa Ann Howell  
 Seller

Louie Inabinett, Jr. (LS)  
 Louie Inabinett, Jr.  
 Purchaser

0931

4328 RV-2