

pays Seller the aforesaid sum of Twenty-Seven Thousand (\$27,000.00) Dollars and is current on the monthly payments of Four Hundred Sixty-Six (\$466.00) Dollars per month owed to Seller. At such time as Purchaser satisfies the aforesaid payments so as to have the right to record said deed, Seller further agrees to cooperate and execute any documents required by Bankers Mortgage Corporation to transfer said mortgage to Purchaser.

4. Occupancy. As long as the covenants and conditions of this Contract continue to be performed by the Purchaser, the Purchaser shall have the right to peaceably occupy and possess the above described real property without interruption from the Seller or anyone lawfully claiming through Seller.

5. Maintenance. The Purchaser covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear excepted.

6. Insurance and Taxes. During the life of this Contract, Seller shall insure and keep insured against fire and other casualty, all improvements now on property, and improvements that may hereafter be built thereon. Such insurance shall be in the face amount of not less than Thirty Thousand (\$30,000.00) Dollars. All such insurance shall insure Bankers Mortgage Corporation and Seller as their interests may appear. Purchaser to be responsible for providing insurance on his contents at the premises. The Seller will pay all assessments and property taxes of every kind and nature levied against the premises when due.

7. Default. The Purchaser covenants that in the event any of the sums set forth above shall not be paid when due or in the event the Purchaser fails and neglects to carry out any of the terms, conditions and obligations set forth in this Contract, the Seller shall give written notice duly transmitted by certified United States Mail addressed to the last known mailing address of the Purchaser notifying the Purchaser of such default, and if the

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