

restrictions, current year taxes and the first mortgage against  
 the subject property held by Clara B. Hewell. (to be satisfied by Seller  
 Buyer shall have  
 (upon full payment of the  
 the privilege to immediately record said deed or to hold said deed  
 chase price to Seller)

and record the same at some subsequent date. ~~At the time of recording~~

~~the deed shall be subject to the provisions of the deed of trust~~

~~and the provisions of the deed of trust shall be subject to the provisions of the deed of trust~~

~~Clara B. Hewell~~

4. Occupancy. As long as the covenants and conditions of this Contract continue to be performed by the Purchasers, the Purchasers 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 Purchasers covenant that they 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, Purchasers 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 Eighty Thousand (\$80,000.00) Dollars. All such insurance shall insure Clara B. Hewell, Seller and Purchasers as their interests may appear. All premiums on such policies shall be paid by Purchasers. The Purchasers will pay all assessments and property taxes of every kind and nature levied against the premises when due.

7. Default. The Purchasers covenant that in the event any of the sums set forth above shall not be paid when due or in the event the Purchasers fail and neglect 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 Purchasers of such default, <sup>Excepting</sup> and excluding the final payment of Seventy Five Thousand and No/100 (\$75,000.00) ~~the Purchasers fail to remedy any default within ten (10) days~~ Dollars, the Purchaser will have the right to remedy any default within ten (10) days after written notice.

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