

including principal, interest, and escrow deposits.

Purchasers agree that as soon as the Fidelity Federal Savings and Loan Association will allow the loan to be transferred to their names, and in no event later than five (5) years from the date of this contract, they will assume the balance due at that time on said note and mortgage. In the event the Purchasers are not allowed to have the loan transferred to their names, they will pay the full balance due on said note and mortgage to Seller, not later than five (5) years from the date of this contract. In the event Fidelity Federal Savings and Loan Association does not allow the loan to be transferred to their names as stated, or they fail to pay the balance due on the note and mortgage within the prescribed time, the Purchasers shall be deemed in breach of this contract.

All taxes and fire insurance premiums are to be paid by the Purchasers and they agree to keep the said premises covered with a policy of fire insurance in an amount and in such company as the Seller or Fidelity Federal Savings and Loan Association may require. Should the building on said premises be totally or partially destroyed by fire, the Purchasers assume the loss. Any funds paid by an insurance company as a result of destruction by fire shall be first applied to the payment of the amount due on the mortgage and the balance shall be paid to the Purchasers.

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The Purchasers have thoroughly inspected the house and accept the same in its present condition. The Seller does not warrant the condition of the house in any respect.

Upon full compliance with the terms of this contract the Seller agrees to give to the Purchasers a deed conveying said lot of land free and clear of liens and encumbrances except recorded easements or rights-of-way or any shown on the ground and protective covenants applicable to the lot of