

ten (10) years of the date of this Agreement. If any interest is unpaid when due, said unpaid interest shall bear interest until paid at the same rate as the principal as stated hereinabove and in case said principal or interest or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of a reasonable amount shall be assessed for the Seller's attorney fees and costs.

2. The Subsequent Purchaser agrees to pay all property taxes due during the term of this Bond for Title.

3. Upon payment of the purchase price in full as stated hereinabove, the Seller agrees to deliver to the Subsequent Purchaser a fee simple general warranty deed with documentary stamps affixed thereto, free and clear of all liens and encumbrances with the exception of recorded easements, rights-of-way, restrictions and zoning ordinances.

4. Seller agrees to release to Subsequent Purchaser any one (1) acre lot of Subsequent Purchaser's choice upon the payment of the sum of \$775.00, provided that any release does not substantially impair the value of the remaining property.

5. The parties hereto agree that all monthly interest payments have been made to date with the exception of the May payment of \$125.00 which shall be paid to the Seller upon the execution of this Agreement, and after the May payment parties agree that the principal and interest balance due is \$33,133.54 and that there is presently due to the Seller \$2,133.54 representing unpaid interest. The Purchaser agrees to pay \$1,000.00 of said interest and the Subsequent Purchaser agrees to pay \$1,133.54 of said interest. Upon payment of the aforesaid interest in the amount of \$1,000.00 by the Purchaser, the Seller and the Subsequent Purchaser hereby release and forever discharge Purchaser and his heirs and assigns forever from any and all liability whatsoever in regard to the aforementioned recorded Bond for Title, Assignment of Bond for Title and law suit instituted by the Seller against Purchaser and Subsequent Purchaser in the Court of Common Pleas, Docket No. 78-CP-23-1284.