

conveyance shall be free from all encumbrances, liens and title defects or assessments, except the mortgage more specifically referred to above to First Federal Savings & Loan Association.

The Purchaser shall be responsible for and pay any and all property taxes due on said property for the year 1980 and all subsequent years.

The Purchaser further agrees to provide fire and extended insurance coverage on the premises in an amount no less than the combined debt owed to First Federal Savings & Loan Association as of the date of the execution of this Bond for Title, plus the amounts set forth above owed by the Purchaser to the Seller.

Seller warrants that all electrical apparatus, heating and air conditioning and all appliances shall be in good working order on the date of closing, and Purchaser shall satisfy herself on the date of closing that same are in fact in a good working order and condition. Seller warrants same to continue to be in a good working order for a period of seventy-two (72) hours after closing, and notice of any defect shall be given by registered mail post-marked no later than seventy-two (72) hours from the date of closing.

In the event of a default hereunder by the Purchaser, the Purchaser hereby agrees to pay a reasonable attorney's fee for the enforcement of the Seller's rights hereunder.

Seller hereby further covenants, warrants and agrees not to further encumber the property in any manner whatsoever after the execution of this Bond for Title.

The Seller shall be entitled to remove and keep possession of all personal property located within the dwelling which are not a part of the structure, and specifically shall be entitled to remove and keep the possession of the draperies and bamboo blinds in the Den and the chandelier in the Dining Room.

Upon the payment in full of the purchase price hereunder, and the subsequent execution and delivery of the deed by the Seller to the Purchaser, both parties agree to pay their own customary closing costs at the time of the closing of the title transfer.

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