

the Buyer will pay to the Seller on the 1st day of each month, commencing on the 1st day of September, 1980 until the indebtedness is paid in full, a sum equal to one-twelfth (1/12) of the annual taxes, assessments, and insurance premiums as estimated by the Seller, and on the failure of the Buyer to pay all taxes, assessments and insurance premiums, the Seller may pay said items and charge all advancements therefor to the principal debt; said taxes and insurance premiums are now estimated by the Seller to be Seventeen and 40/100 (\$17.40) Dollars per month.

6) The Buyer covenants and agrees to pay to Town Park Condominium Association the monthly maintenance charges on said property beginning on September 1, 1980, and assumes all liability, obligations and assessments that may be imposed by Town Park Condominium Association on said property.

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7) It is understood and agreed that the Buyer shall not transfer or assign this Agreement without the written consent of the Seller and that any such assignment or transfer without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or hereunder or in said premises, but shall render this agreement null and void at the election of the Seller.

8) It is understood and agreed that the Buyer shall have the right to prepay at any time the remaining balance of the indebtedness in full, without penalty and that a delinquency charge of Five (\$5.00) Dollars shall be paid by the Buyer for each installment in default for twenty (20) days or more.

9) The Buyer shall keep all improvements now existing or hereafter erected upon the within described property in a good state of repair, normal use and wear excepted, and should she fail to do so, the Seller may, at his option, enter upon said premises, make whatever repairs as are necessary and charge the expense for such repairs to the indebtedness.

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