

6. Buyer agrees to maintain hazard insurance on the property in an amount at least equal to the balance of the mortgage to Fidelity Federal Savings and Loan Association and the balance due on the Bond for Title at all times. Buyer further agrees to pay taxes on said property as they become due and payable.

7. All rights, duties and obligations set forth herein shall inure to the benefit of and shall be binding upon the respective heirs, administrators, executors, successors and assigns of the Owners and of Buyer. None of the parties hereto shall voluntarily sell or transfer their interests in the subject property or in this Bond without the consent of all other parties hereto, which consent shall not be unreasonably withheld; provided that no such sale, transfer or assignment of Buyer's interests shall release or relieve Buyer from any of its obligations or responsibilities set forth herein.

8. In the event this Bond for Title should be construed to be in violation of that first mortgage to Fidelity Federal Savings and Loan Association the parties hereby agree that the balance due on the Bond for Title shall become immediately due and payable or the Buyer shall have the responsibility for making necessary arrangements for satisfying the balance of the indebtedness due the first mortgage holder.

9. This agreement shall be binding on the parties hereto, their heirs and assigns.

SEALED with our hands and seals this 28th day of November, 1980.

IN THE PRESENCE OF:

Roverly G. West
Cheryl M. Myers
AS TO BUYER

Gladys Higgins (SEAL)
Gladys Higgins BUYER

Marlene Cooper
Martha Merritt
AS TO OWNERS

David Rogers (SEAL)
David Rogers OWNER

Janice Rogers (SEAL)
Janice Rogers OWNER

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