

restrictions, current year taxes and the first mortgage against  
 the subject property held by Clara B. Hewell. (to be satisfied by Seller  
 upon receipt of full payment of the purchase price by Buyer.) Buyer shall have  
 the privilege to immediately record said deed/ or to hold said deed  
 purchase price to Seller) and record the same at some subsequent date. ~~At the time the deed~~  
~~is recorded, if Seller has not already done so, Buyer will secure~~  
~~release of the subject property from the above mentioned mortgage to~~  
~~Clara B. Hewell~~

4. Occupancy. As long as the covenants and conditions of  
 this Contract continue to be performed by the Purchasers, the  
 Purchasers shall have the right to peaceably occupy and possess  
 the above described real property without interruption from the  
 Seller or anyone lawfully claiming through Seller.

5. Maintenance. The Purchasers covenant that they will  
 keep the premises and all improvements now existing or hereafter  
 erected thereon in a good state of maintenance and repair,  
 reasonable wear and tear excepted.

6. Insurance and Taxes. During the life of this Contract,  
 Purchasers shall insure and keep insured against fire and other  
 casualty, all improvements now on property, and improvements that  
 may hereafter be built thereon. Such insurance shall be in the  
 face amount of not less than Eighty Thousand (\$80,000.00) Dollars.  
 All such insurance shall insure Clara B. Hewell, Seller and  
 Purchasers as their interests may appear. All premiums on such  
 policies shall be paid by Purchasers. The Purchasers will pay all  
 assessments and property taxes of every kind and nature levied  
 against the premises when due.

7. Default. The Purchasers covenant that in the event  
 any of the sums set forth above shall not be paid when due or in  
 the event the Purchasers fail and neglect to carry out any of the  
 terms, conditions and obligations set forth in this Contract, the  
 Seller shall give written notice duly transmitted by certified  
 United States Mail addressed to the last known mailing address of  
 the Purchaser notifying the Purchasers of such default, <sup>Excepting</sup> and ~~and~~  
 excluding the final payment of Seventy Five Thousand and No/100 (\$75,000.00)  
~~the Purchasers fail to remedy any default within thirty (30) days~~  
 Dollars, the Purchaser will have the right to remedy any default within ten  
 (10) days after written notice.

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