

3. Further, in addition to the above obligations upon the part of the ~~Seller~~^{Purchasers}, the Purchasers agree to keep said property in a good state of repair at all times during the period of this contract at their expense.

4. Upon the Purchasers paying all sums due under this contract, the Seller will execute and deliver to the Purchasers a Deed conveying the premises in fee simple, free of encumbrance or lien; provided, however, should the purchasers desire a Deed to said premises, the Seller will execute and deliver to the Purchasers a Deed when the purchase price has been reduced to \$2,500.00, and accept a Purchase Money Mortgage for the balance due, which Mortgage will be due and payable according to the terms set out in this contract.

5. It is distinctly understood that time is of the essence of this Agreement, and in the event the Purchasers should fail and neglect to make any payments due under the terms of this contract for a period of 30 days after the same are due and payable, the Seller shall have the right to take immediate possession of the premises and eject the Purchasers therefrom in the same manner as a tenant holding over after the expiration of his Lease, and in such event the Purchasers will forfeit to the Seller all sums paid prior to that time as rent and as liquidated damages for the breach of this contract, and thereafter the Purchasers shall have no rights whatever by virtue of this contract, and the same shall be utterly void.

In consideration of the covenants and agreements upon the part of the Seller, the Purchasers accept the property in its present condition and agree to purchase said property and pay the purchase price in the manner hereinabove stipulated.