

3. Purchaser(s) shall be let into full possession of property forthwith. Purchaser(s) has inspected property, including the improvements and real property above described, and accepts property in its present condition.

4. During the life of this contract, Purchaser(s) shall maintain property, including the improvements, in a state of good repair and condition. Seller(s) shall have the right to inspect property at reasonable times, until final performance by Purchaser(s).

5. Purchaser(s) shall pay, before delinquency, all taxes and assessments coming due on and after December 31, 1979, levied on property.

6. During the life of this contract, Purchaser(s) shall insure and keep insured against fire or 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 the balance remaining due to Seller(s) hereunder. All such insurance shall insure the holder of any encumbrance, Seller(s) and Purchaser(s), as their interest may appear. All premiums on such policies shall be paid by Purchaser(s).

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7. If Purchaser(s) fails or neglects to pay any instalment of taxes or any assessment, or any insurance premium, when due, Seller(s) shall have the right to make such payment and to add the amount thereof, together with interest at eleven (11%) per cent per year, to the obligation of Purchaser(s) hereunder. Such right shall be deemed to be an option and shall impose no obligation on Seller(s) and Seller(s) may elect to treat such neglect or failure on the part of Purchaser(s) as a breach of this contract.

8. Seller(s) shall not cause or permit any act to be done during the life of this contract that would burden or cloud the title to property or interfere with Purchaser's full use and enjoyment thereof.

9. Upon payment by the Purchaser(s) to the Seller(s) of the total consideration hereinabove provided, together with interest, the Seller(s) covenant and agree and bind themselves, their heirs, executors, administrators, and assigns, to execute and deliver to the Purchaser(s), their heirs or assigns, a general warranty deed to the above described property, conveying a fee simple title thereto, free from all liens and encumbrances, except taxes or other assessments which shall be paid by the Purchaser(s).

10. Time is of the essence of this contract. In the event Purchaser(s) fails to make any payment required by the terms of this contract, at the time the

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