

such previous written consent, shall not vest in the transferee or assignee any right, title, and interest therein or hereunder, or in said premises, but shall render this agreement null and void at the election of the Seller.

7) 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 and no/100 (\$5.00) Dollars shall be paid by the Buyer for each installment in default for twenty (20) days or more.

8) 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 he fail to do so, the Sellers may, at their option, enter upon said premises, make whatever repairs as are necessary, and charge the expenses of such repairs to the principal debt.

9) IT IS UNDERSTOOD AND AGREED that in the event the Buyer shall fail to make any of the payments as provided herein, or any part thereof, within a period of thirty (30) days after the due date, the Sellers shall be discharged and relieved from any liability to make and deliver such deed to the Buyer and in that event, all rights of the Buyer shall cease and terminate hereunder, and the Buyer may be treated as a tenant holding over after the termination of his lease, and the Sellers shall thereupon be entitled to such possession of the premises and to pursue such remedies as they may be entitled to under the law as landlord, and all sums paid hereunder by the Buyer shall be retained by the Sellers as rent or liquidated damages. Notice to quit and of forfeiture are each hereby waived by the Buyer.

10) IT IS FURTHER UNDERSTOOD AND AGREED that if there is any default in the agreement on the part of the Buyer, that the Buyer agrees to pay to the Seller any reasonable attorney's fees and costs that the Sellers may incur in connection therewith.

*Mace Jr.  
T.M.C.M.  
W.P.J.*

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