

3. The 1977 property taxes shall be pro rated as of the date of the execution of this Bond for Title. The Purchaser further agrees to pay for all hazard insurance premiums due for this property, and Purchaser further agrees to name Seller on said policy, as their interest may appear.

4. It is also agreed that the Purchaser is to be responsible for all costs of repairs and upkeep and maintenance for this property. The Purchaser is to take reasonable care to keep the subject property in good condition until a deed is finally delivered to the Purchaser.

5. If the Purchaser becomes in default in the payments due under this Bond for Title, as stated hereinabove, or if the Purchaser should become in default in any of the monthly payments as stated above, the Seller shall have the right to declare this Bond for Title null and void and apply all payments made to the default as rent and liquidated damages for breach of contract.

6. The Seller agrees that all present plumbing, electrical appliances, and heating systems shall be in good working condition as of the date of the execution of this Bond for Title. The Seller also agrees that two window units, gas grill on patio, draperies and rods, and fixture beside door in den are to remain with the house and not included in the aforementioned sale and purchase price.

7. The Purchaser agrees to take the property in its present condition with the exception that the Seller shall replace broken glass in the back door, repair or replace screens, and replace dining room light fixture.

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