



It is expressly understood and agreed that Buyer(s) may make payments in excess of the above amounts at any time. ~~It is further understood and agreed that when Buyer(s) herein shall have reduced the unpaid contract balance to an amount equal to the unpaid balance of that certain first mortgage hereinabove mentioned, that Seller(s) herein shall execute and deliver to Buyer(s) his Executor's Warranty Deed subject to said unpaid mortgage balance which shall be assumed and paid by Buyer(s).~~

It is also expressly understood and agreed that either the Buyer(s) or Seller(s) may at any time when the same is available, obtain a first mortgage for the entire balance of the purchase price herein and said mortgage loan shall be obtained at purchaser(s) expense.

It is further understood and agreed that when Buyer(s) shall have paid the purchase price as herein provided, together with all interest which may be due, and shall have fully complied with all the terms and conditions of this contract as hereinabove and hereinafter provided then and in that event Seller(s) shall execute and deliver to Buyer(s) a good and sufficient general Warranty Deed conveying merchantable title in fee simple to the aforescribed property to the Buyer(s), and it is further understood and agreed that Buyer(s) (has) (have) seen and inspected Chicago Title Insurance Company Company Policy Number 395478, dated on the 26th day of January, 1982, showing merchantable title as of said date and the cost of further certification of said title evidence to date of this conveyance, herein provided for shall be at Buyer(s) expense.

Buyer(s) expressly agree(s) to pay taxes for 1982, payable in 1983, and all other taxes and special assessments levied and payable after said date.

Buyer(s) agree(s) that during the life of this contract, he will keep said premises insured against fire and tornado damage in a sum not less than the unpaid balance of this contract of purchase. Said insurance is to be payable to the parties hereto as their interest may appear and the insurance shall be taken out with reputable companies approved by the Seller(s) and in case of failure of said Buyer(s) to keep said premises so insured, then Seller(s) may insure same and all premiums paid by Seller(s) for the same may be repaid to him by the Buyer(s) immediately upon his advancement. Otherwise, such sums so advanced may be added to the contract purchase price hereon.

Buyer(s) agree(s) to pay without notice each of the foregoing sums in the manner and at the times aforesaid without relief from valuation or appraisal laws and with attorney's fees, and should the payments herein provided for be and suffer to be unpaid for 30 days and should Buyer(s) construct or suffer to be constructed any improvements or alter same or commit waste thereon, or assign this contract without in each case first obtaining written consent from the Seller(s), or should the same be sold on execution by legal process or otherwise for any act of Buyer(s), then all payments shall become due and payable at once at the option of the Seller(s) and this contract shall at once cease and determine with legal notice and with demand and all of the money theretofore paid by the Buyer(s) to the Seller(s) shall be and become rents for the use and occupation of the above described premises up to the date of said forfeiture, and retained by said Seller(s) as and for such rents and after such forfeiture this contract shall automatically, at the option of the Seller(s) become a lease between the parties hereto from month to month at a monthly rental of Two Hundred Forty-Nine and 89/100 (\$ 249.89) DOLLARS per month, payable in advance on the 1st day of each and every month during the life of said lease, which lease may be terminated by either party to same, with notice, at any rent paying period. Provided, however, that the failure and omission of said Seller(s) to declare this contract forfeited upon any breach thereof shall not operate to bar, abridge or destroy the right of said Seller(s) to declare same forfeited upon any subsequent breach.

It is expressly understood and agreed that Seller(s) reserve the right to assign said contract at his option.

