

And the Seller further covenants and agrees with the Buyer, that upon the payment of the money and interest at the time and in the manner heretofore specified, and the prompt and full performance by the Buyer of all his covenants and agreements herein made, that the Seller will convey or cause to be conveyed to the Buyer by Warranty Deed, the above described real estate subject to all taxes and special assessments and to all the other conditions herein provided. At such time, the Seller shall furnish the Buyer with a title insurance policy showing marketable title, subject to the conditions herein contained in Seller to said Buyer. The Seller shall have the right, at any time, to enter upon and in said premises for the purpose of inspecting the same. The Buyer shall not assign or transfer this contract of sale, let or sublet said real estate or any part thereof, remove any improvements of any kind or character, or make any alterations, without the written consent of the Seller. This provision shall apply both to improvements now on the premises and to improvements that may be placed thereon.

In the event of the default of the Buyer, his/her heirs, executors, administrators, or assigns in the performance of all or any of the covenants and promises on his part to be performed and fulfilled, the Seller, his/her successors, assigns, or legal representatives, shall have the right to declare this contract forfeited and void, and thereupon to recover all the installments due and unpaid, together with interest thereon, as rent for the use and occupation of said real estate, and to take possession thereof, and to regard the person or persons, in possession on such termination of the contract, as tenants' holding over without permission (if that should be necessary to gain prompt possession of said real estate) and to recover all damages sustained by such holding over without permission or by means of any waste committed or suffered on said real estate, and thereupon all interest of said Buyer in and to the above described premises shall cease and terminate, and Seller shall retain all the money which may have been paid by the Buyer, as well as any improvements or additions to the real estate, as rent for the use of said property by Buyer until the time or such forfeiture or to foreclose the interest of the Buyer with any damages Seller may suffer in the event more than fifteen per cent (15 %) of the purchase price has been paid by the Buyer.

This date December 17, 1997

Raymond S. Donaldson
Seller Signature

Raymond S. Donaldson
Printed Name

Mary M. Donaldson
Seller Signature

Mary M. Donaldson
Printed Name

Willard Pfiefer
Buyer Signature

Willard Pfiefer
Printed Name

Buyer Signature

Printed Name

State of Indiana, County of Lake, ss

Before me, a Notary Public in and for said County and State, personally appeared Raymond + Mary Donaldson and Willard Pfiefer, respectively of _____ who acknowledged the execution of the foregoing Contract Sale of Real Estate..

Witness my hand and official seal this date December 17, 1997.

My commission expires March 13, 1998 Margretta L. Hobson, Notary Public
Signature

County of Residence Lake Margretta L. Hobson (Printed)

This instrument prepared by: Willard Pfiefer Resident of Lake County

Mail to: