

12. REMOVAL OF IMPROVEMENTS:

No improvements placed on the property shall be removed before this contract is paid in full.

13. USE OF PROPERTY:

Buyer agrees not to abuse, misuse or waste the property described in this contract and to maintain the property in good condition.

14. TITLE INSURANCE

Seller agrees to furnish Buyer with a Purchaser's policy of Title Insurance in the amount of \$16,000.00 upon the execution of this contract showing good and merchantable title in Seller as of the date of this contract, subject to the usual exceptions contained in title insurance policies in this area.

15. BUYER'S DEED:

When the Buyer pays and performs this contract in full Seller shall give to Buyer, or Buyer's heirs or assigns, a good and sufficient Warranty Deed conveying good and merchantable title in fee simple, free and clear of encumbrances excepting liens and encumbrances suffered or permitted by the Buyer or Buyer's heirs or assigns.

16. SELLER'S REMEDIES:

In the event the Buyer shall fail to perform any of the terms, covenants, conditions or obligations of this Agreement, time of payment and performance being of the essence, the Seller shall, subject to the requirement of notice as hereinafter provided, have the right to exercise any of the following options:

- (a) To foreclose this contract by strict foreclosure in equity.
- (b) To declare the full unpaid balance of the purchase price immediately due and payable.
- (c) To specifically enforce the terms of this agreement by suit in equity.
- (d) To declare this agreement null and void and to retain as liquidated damages the amount of the payments theretofore made under this agreement by Buyer, and any improvements made upon said premises, and all the right, title and interest of the Buyer shall revert and re-vest in the Seller without any act of re-entry or without any other act by Seller to be performed, and Buyer agrees to peacefully surrender said premises and the possession thereof to the Seller, or in default thereof the Buyer may, at the option of the Seller, be treated as a tenant holding over unlawfully after the expiration of a lease and may be ousted and removed as such.

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