

It is agreed that the Purchasers will, in addition to the above payments on principal and interest, pay all property taxes and hazard insurance premiums. The Purchasers agree to insure said property in the name of the Purchasers and the Seller as their interests may appear for fire and extended coverage insurance over the dwelling on said property in an amount of not less than \$10,500.00.

The Purchasers shall be allowed to take possession of the premises immediately. The Seller agrees to deliver to the Purchasers a good, fee simple, warranty deed to said property when the Purchasers have paid the \$1700.00 note and mortgage hereinabove referred to in full; provided, however, that all other conditions hereunder have been complied with. The balance of the purchase price at that time shall be financed by the Seller obtaining a new loan over the property or assuming an existing loan and paying the difference, if any.

In the event the Purchasers should fail to make the payments as provided herein or breach any other provision of this agreement, then the Seller will have the right to declare the entire balance due and payable and enforce compliance or to cancel this Bond for Title and retain all sums paid and all other considerations as liquidated damages and treat the Purchasers as tenants holding over after notice or use any other remedy available at law or in equity.

TO THE FAITHFUL PERFORMANCE of this agreement we do hereby bind our heirs and assigns the date above mentioned.

In the presence of:

<p><u>John B. Mann</u> <u>Rebecca A. Daniel</u></p>	<p><u>Sheldon W. Milby</u> Seller</p> <p><u>James C. Womack</u> <u>Emma Lee Womack</u> Purchasers</p>
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