

at the rate of six per cent (6%) per annum computed and paid quarterly, and with the Purchaser to have the privilege of anticipating payment of any part of the principal balance at any time.

This transaction is to be closed on or before November 1, 1966. Taxes and insurance are to be pro rated as of the date of closing.

Upon payment of the down payment of \$10,000.00 as aforesaid, the Seller agrees to execute and deliver to the Purchaser, or his assigns, a good, fee simple, marketable title to the above described property, free and clear of all liens and encumbrances.

Time is of the essence of this contract, and upon default by the Purchaser the Seller, at her option, may cancel the contract, retaining any amounts paid her as rent and/or liquidated damages, or may seek specific performance, or may sue for damages.

TO THE FAITHFUL PERFORMANCE HEREOF the parties do hereby bind themselves, their heirs, executors, administrators and assigns, and in witness whereof have hereunto set their hands and seals on the day and year first above written.

In the presence of,

Robert M. Chapman
Roy J. Ellison, Jr.

LAVINIA B. CHAPMAN (SEAL)
By: *Robert M. Chapman*
Robert M. Chapman, Her Attorney
in Fact

Seller

Roy J. Ellison, Jr. (SEAL)
Roy J. Ellison, Jr.

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