

fully insured in an amount of not less than Eight Thousand and No/100 (\$8,000.00) Dollars. Said policy will be in the name of the Sellers and Purchaser as their interests may appear until the title is transferred, and thereafter said policy will contain a mortgagee clause in favor of the mortgagees.

The Purchaser shall be permitted to take possession of the premises immediately and have the right to peaceable possession thereof as long as the conditions provided herein are fulfilled by the Purchaser.

In the event the Purchaser should fail to make the payments as provided herein or breach any other provisions of this agreement prior to delivery of deed, then the Sellers shall have the right to declare the entire balance due and payable and enforce compliance or to cancel the Bond for Title and retain all sums paid as liquidated damages and treat the Purchaser as a tenant holding over after notice or to use any other remedy available at law or in equity.

The Purchaser agrees to keep the premises in good condition and the Purchaser will be responsible for all upkeep, repairs and maintenance and Purchaser will not permit the premises to deteriorate or become run-down. The Sellers shall not be responsible for any maintenance, repairs or alleged defects in the premises and the Purchaser accepts the premises as is.

TO THE FAITHFUL PERFORMANCE of this agreement we do hereby bind our heirs, successors and assigns the date abovementioned.

In the presence of:

<u><i>Lucy Dindrey</i></u>	<u><i>Serena J. McPherson</i></u>
<u><i>Evelyn Ann Davis</i></u>	_____
As to Sellers	Seller
<u><i>Robert M. Mann</i></u>	<u><i>Walter J. ...</i></u>
<u><i>W. Frank Durham</i></u>	Purchaser
As to Purchaser	

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