

Savings and Loan Association.

The Purchaser takes the property described hereinabove as is and will be responsible for all maintenance, upkeep and repairs. Purchaser further agrees to pay taxes and insurance on said property which is represented at the present time by the escrow payments and in the event said escrow payments are not sufficient, the Purchaser shall bear any additional costs therefor.

The Purchaser shall not, without written consent of the Seller, assign or transfer this Agreement and agrees to make no major alterations to said property without written consent of the Seller herein.

The Purchaser agrees that in the event Fidelity Federal Savings and Loan Association will not permit an assumption of the above referenced mortgage by the Purchaser, that said Purchaser will procure additional financing so as to satisfy Fidelity Federal Savings and Loan Association's mortgage prior to December 1, 1970. *OB's SSP*

It is understood by and between the parties hereto that time is of the essence.

Upon completion of the terms and conditions stated hereinabove, the Seller will convey to the Purchaser the above described property by way of warranty deed and further this Contract shall be binding upon the parties hereto, their heirs, successors and assigns, forever.

IN WITNESS WHEREOF, we have hereunto placed our hands and seals this 1st day of October, 1969.

IN THE PRESENCE OF:

O. B. Godfrey (L.S.)
O. B. GODFREY, SELLER

Frank B. J...

Samuel S. Pickens (L.S.)
SAMUEL S. PICKENS, PURCHASER

S. Maurice Adams

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