

The Purchaser shall have the right to pay off the entire balance of the purchase price at any time within the one-year period from date, without any pre-payment penalty or other cost. The agreed purchase price is to bear interest at the rate of 8 per cent per annum until paid in full; and if unpaid, to bear interest until paid at the same rate as principal; and in case said sum thereof be collected by attorney or in legal proceedings of any kind, then in addition, the sum of 15 per cent of the amount collected shall be paid for attorney's fees. The Purchaser agrees to pay all taxes while this contract is in force.

It is agreed that any repairs made to the house and lot above-described by the Purchaser shall remain and become a permanent part of the house situate on the above-described real estate at no cost to the Sellers.

It is agreed that time is of the essence of this contract and if the said payments are not made when due, Sellers shall be discharged in law and equity from all liability to make said deed, and may treat said Purchaser, James Taylor, as a tenant holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recovery or retain, if already paid, the sum of \$1,200.00 per year, or \$100.00 per month for rent, or by way of liquidated damages, or may enforce payment of said note.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of August, 1970.

IN THE PRESENCE OF:

Gloria C. Hooper
Jerry R. Hooper

Wilton E. Pearson (SEAL)
Joyce W. Pearson (SEAL)

I agree to purchase the above-described real estate in accordance with the terms stated in this agreement.

James Taylor (SEAL)

Recorded August 21, 1970 At 4:49 P.M. # 4372