

installments of One Hundred Twenty-Five and no/100 (\$125.00) Dollars due and payable on the 15th day of October and each successive month thereafter until paid in full.

The Purchasers shall be allowed to take possession of the property immediately. The Seller agrees to deliver to the Purchasers a good, marketable title in fee simple to said property when the Purchasers have paid the Seller in full under the terms of this Contract to Purchase. Property taxes are to be borne by the Purchasers.

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

The Purchasers shall be entitled to peaceful possession of the property as long as the Purchasers are not in default under the terms of this Contract to Purchase.

TO THE FAITHFUL PERFORMANCE of this Contract we do hereby bind our heirs, successors, and assigns the date first above mentioned.

In the presence of:

Kenneth C. Smith

David S. McMane

Charles E. Finley

SELLER

Nancy P. Southerlin

PURCHASER

Charles J. Southerlin

PURCHASER

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