

HOWEVER, it is understood and agreed that the Purchasers may pay in full the mortgages on Parcels Nos. 1 and 2 and receive a deed to said property in the form listed above without first paying the \$11,500.00 provided for in paragraph (2) above.

IT IS ALSO UNDERSTOOD AND AGREED that the Purchasers will insure the premises against loss by fire and lightning with extended coverage in the full insurable value of the property. The Purchasers agree to pay all insurance premiums when the same shall become due and shall not permit the insurance to lapse during the term of this contract by failure to pay said insurance premiums. In the event that the Purchasers do not pay said insurance premium before the date on which said insurance policy would lapse for nonpayment of premiums, the Sellers may pay said premiums due thereon and charge the Purchasers for the same by adding the amounts of such premiums to the principal indebtedness of \$11,500.00 herein, which sum shall draw interest from the date paid at the rate of eight (8%) per cent per annum.

IT IS ALSO AGREED between the parties hereto that the Purchasers are to remain in possession of the premises until default in the monthly mortgage payments above set forth, and the Purchasers agree that they will commit no waste upon the premises or allow the same to be committed and the Purchasers agree to keep and maintain said premises in as good condition as now exists. Purchasers are entitled to all depreciation on the premises.

IT IS AGREED that time is of the essence of this contract and if said monthly payments on said mortgages are not made when due, the Sellers shall be discharged in law and equity from all liability to make said deeds and may treat said Purchasers as tenants holding over after termination and shall be entitled to cancel this agreement.

In Witness Whereof, the parties hereto set their hands and seals and bind each and everyone of their respective heirs, executors, administrators, and assigns firmly by these presents, the date first above written.

In the presence of:

Patrick H. Grayson, Jr.
Mary S. Martin

(Continued on next page)

Robert L. Watkins, Jr. (SEAL)
Robert L. Watkins, Jr.

Tamara A. Watkins (SEAL)
Tamara A. Watkins - Sellers

C. Dan Joyner (SEAL)
C. Dan Joyner

Charles E. Upchurch (SEAL)
Charles E. Upchurch - Purchasers