

and paid annually. The Purchasers shall have the right to prepay all or any portion of the remaining balance without penalty.

Sellers agree simultaneously with the execution of this contract to deliver to Purchasers a general warranty deed conveying good, fee simple, marketable title to that portion of the above described property consisting of 1.00 acre and located in the southwestern corner of said 6.37 acre tract and fronting 225 feet on Eunice Drive.

Sellers further agree upon request of Purchasers to make additional conveyances to Purchasers from the remaining 5.37 acres at a rate of one (1) acre for each Six Thousand Dollars (\$6,000.00) paid by Purchasers on the remaining principal balance owed by Purchasers under this contract (excluding the \$12,600.00 paid herewith) and provided that payments of principal and interest under this contract are current at the times such requests are made and provided further that any additional acreage released and conveyed prior to full and final payment of Purchasers' obligation hereunder shall be on a basis of not more than 77 feet of frontage on Eunice Drive per acre released.

Upon payment of the full purchase price of \$38,220.00, together with interest as above set forth, the Sellers will deliver to Purchasers a general warranty deed conveying all of the remaining portion of the above described property which has not at that time been previously released and conveyed to Purchasers pursuant to the terms of this contract.

All deeds from the Sellers pursuant to this contract shall convey good marketable, fee simple title, free and clear of all liens and encumbrances of record. Sellers shall bear the cost of preparing all deeds and the cost of all transfer taxes thereon.

Taxes on the 6.37 acre tract covered by this contract shall be prorated as of the date of this contract and the Purchasers shall be responsible for taxes after the date of this contract.

In the event of any default in the payment of principal and interest due under this contract, Sellers shall have the right:

- (a) to demand and require specific performance or
- (b) to declare this contract null and void and retain any amounts paid and received by Sellers as liquidated damages.

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