

Upon full payment of said purchase price of said property and interest thereon as the same become due and payable, the Seller covenants to convey the said property or cause the same to be conveyed to the Buyer or his assigns, by deed with general warranty, free and clear of all liens and encumbrances, save and except taxes not then due and payable and subject to the reservations and conditions set forth herein and on said plat.

The Buyer agrees to pay the said purchase price of said property in the manner and at the time above set forth, time being declared of the essence of this contract, and in the event of sixty (60) days default by the Buyer in making any of the payments herein provided for, then, at the option of the Seller all rights and interests of the Buyer under this Agreement may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer under the provisions of this agreement may be retained by the Seller as rental or liquidated damages of said property, and said contract shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This contract is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as the result of such inspection, and the agreement herein contained and not upon any inducements, representations, agreements, conditions or stipulations by any person whatsoever not fully set forth herein, and this Bond for Title embodies the entire agreement between the Seller and the Buyer relative to the property described herein and the Buyer acknowledges receipt of a copy of this contract.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals the day and year first above written.

Witness as to Perry and Morning: <u>Sandra L. Newton</u> <u>Thomas O. Cook</u>	<u>Robert L. Perry, III</u> (LS) Robert L. Perry, III, Seller <u>J. M. Cook</u> (LS) J. M. Cook, Seller <u>Martha A. Morning</u> (LS) Martha A. Morning, Buyer
Witness as to Cook: <u>William H. Kelland</u> <u>Jerry Strickland</u>	

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