

continue to have the right to the use and occupancy of said premises as long as this contract remains in effect. Purchaser shall be entitled to all rents accruing from said property during the term of this contract.

In the event of a taking of all or part of the subject premises by eminent domain, all proceeds of such taking shall be credited against the final sales price.

Upon final closing, the Sellers agree to execute and deliver to the Purchaser a general warranty deed, with documentary stamps attached, conveying a good, marketable fee simple title to said property, at which time the remaining balance of the contract price shall become due. It is agreed that final closing shall occur within seven (7) months from date.

In the event the Sellers for any reason are unable to convey a good, marketable, fee simple title to the Purchaser, then all moneys paid herewith by the Purchaser shall be reimbursed, except for an amount computed on a basis of One Hundred Dollars (\$100.00) a month rental from the date of this contract.

Purchaser agrees not to assign this contract or any interest therein to a third party without first obtaining the written consent of the Sellers.

This contract shall be binding upon and shall accrue to the benefit of the parties hereto, their assign, heirs, executors and administrators.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

In the presence of:

Eula Watson
Myra D. Howard

Eula Watson (SEAL)
Eula Watson
Lola Ferguson (SEAL)
Lola Ferguson

SELLERS

Eula Watson
Myra D. Howard

Inez King (SEAL)
Inez King, PURCHASER