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remaining in full by the time above provided, this instrument shall thereupon terminate at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises as liquidated damages for the breach of this Contract.

The Seller hereby warrants that the tap fee for connecting the herein described property to the public sewer is paid; and the Purchaser agrees to be responsible for connecting to the public sewer at his own expense, excluding the tap fee.

The Purchaser agrees to maintain the property in good condition and repair; and in event of a subsequent V.A. loan application by Purchaser, should any repairs be required, Purchaser will be responsible to make them at his own expense.

Upon the Purchaser paying the consideration hereinabove expressed, the Seller will execute and deliver to said Purchaser, their heirs and assigns, a good fee simple title by way of General Warranty Deed.

THIS CONTRACT shall be binding on the parties hereto, their heirs and assigns.

IN WITNESS WHEREOF; we have set our hands and seals the day and year first above written.

IN THE PRESENCE OF:

Betty J. Young  
James J. Allen  
W. James Miller  
GRM

SELLER:

Roger M. Dixon  
Lennie M. Dixon

PURCHASER:

Richy D. Duncan  
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