

PURCHASER (S)

shall be prorated between the Purchaser and the Sellers as of the date of closing. The Sellers shall pay for the preparation of deed or deeds to convey the property.

7. The Sellers shall convey all said property by way of a good, fee simple, marketable title, free and clear of all liens and encumbrances. The Sellers shall take all necessary steps to perfect a clear title including, but not limited to, the probating of the estates of William Ernest King, Eunice Campbell King and Horace Greely King. The Purchaser will be under no obligation to purchase said property if the administration of the above mentioned estates, and all other steps necessary to perfect the title to said property, have not been concluded within 540 days from the date of this instrument, and the down payment shall be refunded to the Purchaser.

8. The Purchaser shall be under no obligation to purchase any of said property if he does not secure a loan from The Federal Land Bank in a sufficient amount to make the purchase. If he should not secure such a loan, the down payment will be refunded to him.

9. Melba Saxton King, Rosie Lee Manley King, Mary Sue Boyce King, Lillie Mae Bagwell King, Gladys Rana King, Agnes Lollis King, Dorothy B. King, Louise Coker King, Estelle Dill King and Carolyn James King are joining the execution of this agreement for the purpose of binding themselves to renounce any interest which they may have in the property by way of dower upon conveyance of the property.

IN WITNESS WHEREOF, we have hereunto set our hands and seals in duplicate this 15th day of January, 1976.

In the presence of:

Carol L. Burgess

E. Randolph King
As to Florence Elizabeth King Tucker

Florence Elizabeth King Tucker
Florence Elizabeth King Tucker, Seller

Carol L. Burgess
E. Randolph King
As to Norma Gene King Kimbro

Norma Gene King Kimbro
Norma Gene King Kimbro, Seller

E. Randolph King
Carol L. Burgess
As to William Edward King

William Edward King
William Edward King, Seller

E. Randolph King
Carol L. Burgess
As to Josephine King Burgess

Josephine King Burgess
Josephine King Burgess, Seller

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