

It is understood and agreed that the Purchaser will pay all taxes accruing upon said property from and after the date of this instrument, as well as all insurance premiums which shall become due from time to time.

It is expressly understood that the Purchaser herein shall maintain the said property in a reasonable state of repair, normal wear and tear is excepted.

In the event the Purchaser fails to make any payment as setforth above on its due date as stated in the paragraph above, this Contract shall thereupon terminate at the option of the Seller 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.

Upon the Purchaser paying the consideration herein expressed, the Seller will execute and deliver to the said Purchaser her heirs and assigns, a good fee simple, title by way of a general warranty deed.

This Contract shall be binding upon the parties hereto, their heirs and assigns.

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

IN THE PRESENCE OF:

Carol H Maddox
William D. Brown
Carol H Maddox
William D. Brown

Ruby D. Jeffers
 Purchaser

WESCO BUILDERS

By

John D. Palm
 Seller