

the sum of One Hundred Forty Three and 29/100 (\$143.29) Dollars on the first of every month until such time as the full obligation shall become due and payable. Until such time as the loan is either assumed by the Purchasers or is paid by the Purchasers, the Seller will continue to make the monthly mortgage payments in the amount of One Hundred Forty Three and 29/100 (\$143.29) Dollars to First Federal Savings and Loan Association, and when the loan is either assumed or paid off, the amount due under the provisions of this Bond for Title shall be the balance on the loan to First Federal Savings and Loan Association at that time.

Upon the Purchasers paying the consideration as stated herein, the Seller will execute and deliver unto said Purchasers or their designee a good, fee simple, marketable title by way of general warranty deed with stamps attached.

It is expressly understood and agreed that the Purchasers will maintain an insurance policy on the premises at all times during the term of this Bond for Title with a face amount at least equal to the unpaid balance on the mortgage to First Federal Savings and Loan Association and will instruct the insurance company to show "Nancy H. McConnell as her interest may appear" in the loss payee clause.

Property taxes for the current year will be prorated as of the date of execution of this instrument and the Purchasers shall be responsible for all taxes accruing thereafter.

It is further understood and agreed that the Purchasers will maintain the property in a reasonable state of repair, normal wear and tear excepted, and shall be responsible for any and all maintenance and repairs required to be made to the improvements on the property, except for treatment of termites, which treatment shall be paid for by the Seller from the proceeds of this sale.

This Bond for Title shall be binding on all parties hereto, their heirs, successors and assigns.

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

IN THE PRESENCE OF:

[Handwritten signature]
[Handwritten signature]

Nancy H. McConnell (SEAL)
Nancy H. McConnell SELLER

Rufus Phipps (SEAL)
Rufus Phipps

B & W AERIALS, (SEAL)

BY: *W. M. Edwards, Jr.*

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