

made to the improvements on the property. Purchasers agree to accept the property in its "as is condition".

It is also expressly understood and agreed that the Purchasers are to make an additional payment each month in an amount sufficient to provide house insurance, life insurance on the Purchasers, and property taxes. Said payments are to equal one-twelfth of the total yearly insurance premiums and taxes, and Purchasers are liable for any extra adjustment at the end of the year or any increase in rates. It is further agreed that the Seller will be the owner and beneficiary of said insurance policies.

Upon full payment of the total amount due, including interest, taxes and insurance, the Seller will execute and deliver to the Purchasers a good, merchantable, fee simple title by way of warranty deed. It is expressly understood and agreed that the Purchasers will pay all costs incurred in the transfer of title.

In the event the Purchasers should fail to make any payment as set forth above on its due date as stated above, this contract shall thereupon terminate at the option of the Seller and all monthly payments made by the Purchasers prior thereto shall be forfeited to the Seller as rent for the use of the premises and as liquidated damages for the breach of the contract.

It is further provided that in the event the Seller should fail to enforce the default provisions of this Bond for Title upon a failure of performance by the Purchasers, such shall not be construed as a waiver of the Seller's rights hereunder and the Seller should be able to enforce the provision at any time so long as the Purchasers are in default.

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

In the Presence of:

Lula H. Crocker
Seller

George B. Lodge

Anna P. Lytle

George B. Lodge

Anna P. Lytle

Mrs. Mary H. Crocker
George B. Lodge
Purchasers

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