

of Five (\$5.00) Dollars on any installment not received by Seller by the tenth (10) day of the month in which the installment is due.

4. Purchaser agrees to pay all taxes accruing upon such property from and after the date of this instrument, as well as all insurance premiums which shall become due from time to time.

5. Purchaser shall maintain such property in a reasonable state of repair, normal wear and tear excepted.

6. In the event the Purchaser fails to make any payment due under the Bond for title, including taxes and insurance premiums due on or before the time stated above, this Contract shall thereupon terminate at the option of the Seller and any and all payments made to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this Contract.

7. Upon the Purchaser paying the consideration expressed above, the Seller will execute and deliver to the Purchaser, her heirs and assigns, a good fee simple title by way of general warranty deed. Purchaser to pay all costs of transfer.

8. Purchaser shall not sell, assign, pledge or otherwise transfer her interest in such Bond for title without obtaining the prior written consent of Seller.

9. This contract shall be binding upon the parties hereto, their heirs and assigns, forever.

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

SUB  
MFB  
HFB

Jennifer Tomanovich  
Janet C. Sanath

Gary Dean Burns  
Gary Dean Burns, Seller  
Melba L. Burns

Jennifer Tomanovich  
Janet C. Sanath

Kay L. Brooks  
Kay L. Brooks, Purchaser

PERSONALLY APPEARED before me Jennifer Tomanovich, and made oath that she saw the within named Gary Dean Burns as Seller, and Kay L. Brooks as Purchaser, sign, seal and as their

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