

VOL 1115 PAGE 817 1/2

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

In the event the Purchaser fails 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 Sellers and all monthly payments made by the Purchaser prior thereto shall be forfeited to the Sellers as rent for the use of the premises and as liquidated damages for the breach of this Contract.

The parties hereto agree that the sole subject matter of this Contract is the property described herein and located thereon.

This CONTRACT shall be binding upon the parties herein, their heirs and assigns.

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

IN THE PRESENCE OF:

[Signature]  
Linda C. Carroll

Jack W. Jones  
Jack W. Jones, Seller  
Louise D. Jones  
Louise D. Jones, Seller  
William C. Moody  
William C. Moody, Purchaser

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