

5. Purchaser may prepay any or all amounts due as stated hereinabove and any prepayments are to be applied to principal.

6. It is further agreed that the Purchaser is taking this property in its present condition, and the Seller shall not be liable or responsible for any further costs for repairs or upkeep for this property.

7. If Purchaser becomes in default in the payments due under this Bond for Title, or if the Purchaser should fail to pay property taxes and fire insurance premiums, as stated hereinabove, the Seller shall have the right to declare this Bond for Title null and void and apply all payments made prior to this default as rent and liquidated damages for breach of contract.

8. Purchaser may demand a deed, secured by a note and mortgage, at any time. Said note amount shall equal the then current indebtedness. Purchaser shall pay all reasonable costs connected with the preparations of the deed, note and mortgage.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the 7 day of ^{January, 1980} ~~December~~, 1979.

IN THE PRESENCE OF:

Mason A. Aldsmith

Sarita A. Lovatt

IN THE PRESENCE OF:

Mason A. Aldsmith

Sarita A. Lovatt

Heroy, Inc.

Leroy Langston (SEAL)
Leroy Langston

Sammie B. McAbee (SEAL)
Sammie McAbee

0637

4328 RV-2