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with purchase money note and mortgage securing the then unpaid balance of the price payable on the same terms and conditions as herein set forth. If Seller shall request, Purchaser shall execute and deliver to Seller said note and mortgage prepared by Seller and containing any other usual terms and conditions of a standard installment note and mortgage.

8. The Seller and the Purchaser agree that the interest and real property tax portion of all monthly payments made by the Purchaser shall be deductible solely by the Purchaser on the Purchaser's appropriate income tax returns

9. Should the Seller ever default in paying any amounts to be paid by it, including those owed the first mortgagee, the Purchaser reserves the right to pay any such amounts and to deduct same from the monthly payments otherwise due and owing the Seller as provided for herein, remitting the balance, if any, to the Seller in timely fashion.

10. It is mutually agreed by and between the Seller and Purchaser that the within Bond for Title constitutes the sole and final agreement by and between the parties hereto and no promises or agreements not contained herein (or incorporated herein by reference) shall be of any force or effect; that the within Bond for Title shall not be modified or amended except by agreement subsequently entered into by and between the parties; and that the within Agreement shall be binding upon the parties hereto and upon the respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals this 17th day of February, 1981.

IN THE PRESENCE OF:

[Signature]
[Signature]

SELLER:

[Signature]
James H. Morgan
[Signature]
Margaret O. Morgan

PURCHASER:

[Signature]
Harold Mason, Jr.

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