

5. Buyers shall have the right and option of prepaying the entire remaining balance due on the obligation set forth herein at any time without penalty; except that, if the aforesaid mortgagee requires payment of a prepayment charge or prepayment penalty by Owner as a condition to releasing said property from said mortgage prior to the maturity date thereof, then as a condition of any such prepayment by Buyers, Buyers shall be required to pay the amount of any such prepayment penalty imposed by said mortgagee.

6. Buyers agree to keep the premises insured in an amount at least equal to the outstanding indebtedness due the Owner and further agree to pay all ad valorem taxes as they accrue. Failure of the Buyers to pay taxes may constitute a default under the terms of this Agreement as provided in Paragraph #3. Any default for failure to maintain insurance or pay taxes as they accrue must be cured by the Buyers within ten (10) days following written notice of default. Failure to so cure will enable the Owner to proceed with any legal remedies available to them.

7. All rights, duties and obligations set forth herein shall inure to the benefit of and shall be binding upon the respective heirs, administrators, executors, successors and assigns of the Owner and of Buyers. None of the parties hereto shall voluntarily sell or transfer their interests in the subject property or in this Bond without the consent of all other parties hereto, which consent shall not be unreasonably withheld; provided that no such sale, transfer or assignment of Buyers' interests shall release or relieve Buyers from any of their obligations or responsibilities set forth herein.

SEALED with our hands and seals this 15 day of April, 1981.

IN THE PRESENCE OF:

[Handwritten signatures]

[Handwritten signature: Michael A. Phillips] (SEAL)
 Michael A. Phillips

[Handwritten signature: Judy Lynn Payne] (SEAL)
 Judy Lynn Payne BUYERS

[Handwritten signature: Lenard E. Owens] (SEAL)
 Lenard E. Owens OWNER

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