

1981 taxes and the Buyer agrees to pay the taxes thereafter. The Buyer shall maintain a standard fire and extended coverage insurance policy covering the house located on said property in an amount of at least \$10,000.00 with a loss payable clause to the Buyer and the Seller, as their interest may appear.

2. Subject to the full performance of this Agreement, the Seller will execute and deliver to the Buyer, or his assigns, a good and sufficient warranty deed to the above described real estate conveying a good marketable fee simple title thereto subject to rights-of-way and easements of record or actually existing on the ground as of the date this Contract was entered into. Said deed shall be delivered when the Buyer has fully performed all of the provisions and conditions of this Contract. Seller to pay for the preparation of the deed and the stamps on the deed.

3. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyer, the Buyer shall have the exclusive right to peacefully occupy and possess the above described real estate without interruption from the Seller or anyone lawfully claiming through the Seller.

4. The Buyer covenants that he will keep the premises and all improvements now existing or hereafter erected thereon in a good state of maintenance and repair, reasonable wear and tear and damage by fire or other casualty alone excepted. Risk of loss shall at all times be on the Buyer.

5. Should the Buyer default in the performance of this Agreement, the only remedy to be exercised by the Seller is to take back possession of the premises described above and this Agreement shall thenceforth be of no force and effect.

Executed and delivered the day and year first above written.

IN THE PRESENCE OF:

Elizabeth M. Alvarado

Lila Campbell Hogan (LS)
LILA CAMPBELL HOGAN, Seller

Shafiq B. Khatib

Ronnie E. Lee (LS)
RONNIE E. LEE, Buyer

Brenda D. Lee (LS)
BRENDA D. LEE, Buyer

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