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3. Upon full payment of the purchase price, insurance, taxes and interest, and any applicable assessments as above provided, Seller agrees to convey the property to the Purchasers by general warranty deed, free of encumbrance or lien, subject to zoning ordinances, utility and drainage easements not regarded as objectionable. The Seller agrees to pay for documentary stamps for the deed and the Purchaser is to pay for recording of the deed.

4. It is understood and agreed that the Seller has a mortgage loan against the subject property with Poinsett Federal Savings and Loan Association in the original amount of \$39,600. Seller agrees to keep this mortgage loan current at all times during the term of this contract and the Purchasers are entitled to cure any default from payments due the Seller by Purchasers. In the event the rate on said mortgage loan is increased as a result of the Seller entering into this contract, the interest rate on the balance due under this agreement shall be increased by the same rate as the increase on said mortgage loan, and in the event the balance on said mortgage loan is called by Poinsett Federal Savings and Loan Association, the entire balance due under this contract shall also become due and payable.

5. Purchasers agreed that any time after execution of this agreement at which time mortgage loan financing is available to Purchasers in the amount of the unpaid balance due hereunder at an interest rate not exceeding thirteen and one-half per cent, the entire balance due Seller at that time shall become due and payable, the intention of this paragraph being that such mortgage loan financing will be substituted for the financing being provided by Seller under this Agreement.

6. In consideration of the covenants under this agreement, on the part of the Seller, the Purchasers agree to purchase said property and to pay the purchase price, taxes, interest, insurance and any applicable assessments in the manner stipulated above.

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