

6. DEFAULTS. The Buyer covenants that in the event of any sums set forth shall not be paid when due (including interest, principal, taxes and insurance) or in the event the Buyer fails and neglects to carry out any of the terms, conditions and obligations set forth in this Bond for Title, the Seller shall give written notice duly transmitted by regular United States Mail addressed to the last known mailing address of the Buyer notifying the Buyer of such default, and if the Buyer fails to remedy such default within ten (10) days after receipt of such written notice, the Seller may declare the Buyer in default and call the entire unpaid balance due, including principal and interest and any sums which the Seller has advanced on the Buyer's behalf, and foreclose the interest of the Buyer under this Bond for Title.

7. PERSONAL PROPERTY. All fixtures and furnishings shall remain with the premises, with the following exceptions:

Dining room table and four chairs
 Green trim desk
 Two (2) folding tables in den
 Rug in dining room; and
 Rug in living room

8. DETACHED BUILDINGS. It is understood by the Seller and Buyer that one of the property lines goes through a portion of an existing garage. In the event that there should be any problem in regard to this garage encroachment, Seller agrees to subordinate his interest in the garage building itself to any future mortgage liens, or the garage may be torn down, at the option of the Seller.

9. TIME IS OF THE ESSENCE OF THIS AGREEMENT. The Buyer shall not assign, transfer, or encumber any right that Buyer may have under this Bond for Title until such time as said Buyer has paid in full the purchase price and all interest due thereunder and received from Seller the above mentioned deed. The words "Seller" and "Buyer" as used herein shall include the masculine and feminine gender, singular and plural, and shall include any person, partnership, or corporation as the context may require. This Agreement contains the entire agreement between the parties and shall inure to the benefit of and become binding upon the Buyer and Seller, their heirs, assigns, successors executors and administrators.

IN THE PRESENCE OF:

Sup B. Harris

Donald R. McAlister

SELLERS

WM. GOLDSMITH CO. INC.

BY: Paul S. Goldsmith Pres.

Paul S. Goldsmith
 PAUL S. GOLDSMITH

Mason A. Goldsmith
 MASON A. GOLDSMITH

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