

This being a portion of the property conveyed to Charles L. Satterfield by deeds of G. W. Masters and Ruth B. Masters dated January 11, 1978 and recorded January 12, 1978 in Deed Book 1071 at Pages 788, 791, 794, 797 and 800.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights-of-way, if any, as may affect the above described property.

IN CONSIDERATION for the above property, the Purchasers agree to pay to the Seller therefor the sum of TWENTY THOUSAND (\$20,000.00) DOLLARS, TWO THOUSAND (\$2,000.00) DOLLARS paid herewith, receipt whereof is hereby acknowledged, and the balance being EIGHTEEN THOUSAND (\$18,000.00) DOLLARS to be paid as follows:

EIGHTEEN THOUSAND (\$18,000.00) DOLLARS, together with interest thereon from date hereof at the rate of Ten (10%) percent per annum to be repaid in equal monthly installments of TWO HUNDRED THIRTY-SEVEN and 96/100 (\$237.96) DOLLARS each commencing February 1, 1984, and continuing on a like day of each month thereafter until paid in full, said monthly installments to be applied first to interest then to principal. Upon default in making payment of any monthly installment, Seller, at his option, shall have the right to declare all sums immediately due and payable. The final payment to be due January 1, 1994.

IT IS UNDERSTOOD AND AGREED that the Purchasers will pay their share of taxes, assessments, levies or charges accruing upon said property from and after the date of this instrument.

IN THE EVENT the Purchasers fail to make any payment on or before the time stated hereinabove or fail to pay the taxes when due, this instrument shall thereupon terminate at the option of the Seller and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Seller as liquidated damages for the breach of this contract.

UPON THE PURCHASERS paying the consideration hereinabove expressed, the Purchasers shall be entitled to possession of the subject premises and the Seller shall execute and deliver to said Purchasers, their heirs and assigns, a good fee simple title free and clear of all liens and encumbrances, by way of general warranty deed, subject to all restrictions, setback lines, roadways, easements and rights of ways, if any, affecting the above described property.