

according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the South side of Fifth Street, joint front corner of Lots No. 96 and 97, and running thence with the line of Lot No. 97, S. 1-40 E. 69.5 feet to an iron pin joint rear corner of Lots No. 103 and 104; thence with the rear line of Lot No. 104, S. 88-11 W. 80-95, N. 1-40 W. 69.5 feet to an iron pin on the South side of Fifth Street; thence with the South side of Fifth Street, N. 88-11 E. 80 feet to the beginning corner.

THIS is the same property conveyed to the grantor by deed of Duffie L. Riggins dated February 22, 1984 recorded at Deed Book 1206 at page 676. Mortgage recorded at Mtg. Book 1648 at page 926.

6. Failure of the Buyer to make timely payments or in the event of a default of this agreement, this contractual agreement will be forfeited and any and all consideration received by the Seller shall be deemed to be proceeds for the benefit of Seller has the option to automatically convert said Bond For Title into a lease agreement with Buyer paying to Seller a reasonable monthly rental for further occupancy for the property.

7. Buyer agrees to maintain sufficient monies to pay real property taxes and the requisite insurance, etc. . . . as they become due. Buyer shall also be responsible for the payment of any adjustment made necessary due to increase costs of said taxes and insurance.

8. It is agreed that in the event improvements located on the aforesaid real property and/or premises are totally destroyed before the final payment is due under this contractual agreement, the Seller shall be entitled only to the amount of proceeds from said insurance policy that would ordinarily be due them under the terms of this contractual agreement. It is also agreed that in the event the improvements located on the aforementioned and/or premises are partially destroyed before the fulfillment of this contractual

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