

Seller agrees to simultaneous with the execution of this Bond for Title, at Sellers expense, execute and deliver to Purchasers' a good and marketable title to the above described property in fee simple, by general warranty deed with documentary stamps thereon and with dower renounced, free and clear of all liens and encumbrances of every nature except for rights of way and easements for utility purposes, subdivision restrictions, upon payment of Two Hundred and Forty Thousand (\$240,000.) Dollars to Seller.

In all events Purchasers agree to indemnify and hold Seller harmless from any loss Seller may occur from the possibility of any deficiency judgment against said properties for any negligence on the part of the Purchasers.

Purchasers agree not to encumber said property in the future until Seller has been paid in full, any attempt to do so shall make this contract void.

Upon execution of this document and thereafter, as long as the covenants and conditions of this Bond For Title continue to be performed by the Purchasers, the Purchasers shall have the right to peaceably occupy and possess the above described real property without interruption from the Seller or anyone lawfully claiming through Seller.

The Purchasers covenant that they 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 excepted.

Time is of the essence of this agreement. The words "Sellers" and "Purchasers" 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.

Purchasers' agree to make monthly payments of Seventeen Hundred (\$1700.00) Dollars per month beginning March 1, 1984 on tracts One and Two and a Payment of Two Thousand (\$2000.00) every twelve months on tract number Three until paid in full or in no event longer than Twenty (20) years from March 1, 1984.

This Agreement contains the entire agreement between the parties and shall inure to the benefit of and become binding