

## IX.

The invalidity or unenforceability of any paragraph hereunder or any portion thereof shall not affect the validity and enforceability of any provision of this Bond for Title.

## X.

Purchasers agree to make improvements to the property in order to improve the value thereof. Seller has agreed to the within sale without a down payment because Purchasers have agreed to improve the property. Attached to this Bond for Title is Exhibit "A" entitled "Work and Materials to be Added to Property," the same being incorporated herein by reference. It is understood and agreed that Purchasers shall have said work performed and materials added to the property within one and one-half (1 1/2) years from the date hereof. At such time as said work is performed and materials are added, Seller shall execute and deliver to Purchasers a deed conveying the property with stamps duly affixed free and clear of all liens and encumbrances except for the lien of annual taxes and such easements, rights of way and restrictions as presently apply to said property and Purchasers shall execute and deliver to Seller a promissory note and first real estate mortgage for the balance of the unpaid purchase price payable in monthly amortized payments of principal and interest of \$545.05 with interest at twelve (12%) percent. Said note shall allow for prepayments without penalty.

It is understood and agreed that any prepayments under this BOND FOR TITLE or the first real estate mortgage shall be in increments of \$545.05 each.

IN WITNESS WHEREOF, the parties hereinabove have executed the within written Bond for Title this 31<sup>st</sup> day of MAY, 1984.