

VOL 1172 PAGE 657

0657

improvements on the property without first giving written notice and submitting plans for such renovating, remodeling, or construction to the Seller and getting the Seller's approval in writing of such plans.

10. Mechanics Liens. The Buyer shall indemnify and hold the Seller and the property of the Seller, including the Seller's interest in the property, free and harmless from liability for any and all mechanics' liens or other expenses or damages resulting from any renovations, alterations, buildings, repairs, or other work placed on the property by the Buyer.

11. Liability. The Buyer shall indemnify and hold the Seller free and harmless from any and all demands, loss, or liability resulting from the injury to or death of any person or persons because of the negligence of the Buyer or the condition of the property at any time or times after the date possession of the property is delivered to the Buyer.

12. Waiver of Breach. A waiver by the Seller of any breach of any of the provisions of this agreement required to be performed by the Purchaser shall not bar the rights of the Seller to avail itself of any subsequent breach of any such provisions.

IN WITNESS WHEREOF, Buyer and Seller have caused this Bond for Title to be executed this 12th day of November, 1980.

In the presence of:

<u>R. S. [Signature]</u>	<u>Richard R. Parrish</u>
<u>Barbara S. Pringle</u>	<u>Matthias H. Parrish</u> SELLER
<u>Victor Bogard Jr.</u>	<u>Alice Baker McKown</u>
<u>Victor F. Bogard</u>	<u>William E. McKown</u> BUYER

STATE OF WEST VIRGINIA)
 COUNTY OF Kanawha)
 PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named parties sign, seal and as (his)(their) act and deed deliver the within written instrument and the (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of November, 1980.

[Signature] (SEAL)
 Notary Public for West Virginia
 My Commission Expires:
 Dec. 10, 1989

(CONTINUED ON NEXT PAGE)

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