

already paid, the sum of One Hundred Eighty-four and 99/100ths (\$184.99) Dollars per month for rent, or by way of liquidated damages, or may enforce payment of said note.

It is further understood and agreed by the parties hereto as follows:

(1) If the Purchaser shall fail for a period of thirty (30) days, after receipt of written notice from the Seller, to pay to the Seller any of the sums agreed to be paid by the Purchaser, either as installments on account of principal or interest, then the Seller shall be released from all obligations in law or equity to convey said property, and the Purchaser shall forfeit all her right thereto, and any and all payments theretofore made by the Purchaser under this agreement shall be considered as rent and compensation for the use and occupancy of said premises and as liquidated damages for the breach of this agreement, and shall be retained by the Seller.

(2) The Seller hereby agrees that when the purchase price and all other amounts to be paid to the Purchaser are fully paid, as provided for in this Bond for Title, he will execute and deliver to the Purchaser, her heirs and assigns, a good and sufficient fee simple general warranty deed, properly stamped, with dower properly renounced thereto, conveying the said premises free and clear of all encumbrances made, done and suffered by the Seller.

(3) The Purchaser shall be entitled to the possession of the premises so long as the covenants and agreements of this instrument are performed and the Purchaser is not in default hereunder.

(4) The Seller covenants and agrees not to encumber

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