

Aside from the repair work covered by the above agreements and warranties, the Purchaser agrees to keep the premises in a good state of repair. Any and all county taxes and/or assessments shall be prorated as of June 1, 1973.

The Purchaser shall provide adequate fire insurance and public liability insurance to cover said property providing in said insurance policy that the Seller shall be a loss payee to the extent of his interest.

At any time prior to January 1979 should the Purchaser fail to make the payment as provided herein or should breach of any of the provisions of this agreement occur, then the Seller shall have the right to declare the entire balance due and payable and enforce compliance or to cancel this Agreement and retain all sums paid as liquidated damages and treat the Purchaser as a tenant holding over after notice or to use any other remedy available at law or in equity.

*W.A.A.*

The Purchaser shall be entitled to peaceful possession of the premises as long as the Purchaser is not in default of the terms of this Agreement. The Purchasers shall maintain the premises in good condition and shall be responsible for all maintenance, repairs and utilities and said property is subject to such easements, restrictions and rights of way as appear of record.

TO THE FAITHFUL PERFORMANCE OF THIS AGREEMENT, we do hereby bind our heirs, successors and assigns on the date first above mentioned.

IN THE PRESENCE OF:

*Gene J. Doster Jr.*  
*W. Henry Philpott Jr.*  
*Gene J. Doster Jr.*  
*W. Henry Philpott Jr.*

*Jack E. Shaw*  
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Jack E. Shaw  
SELLER  
*W. Harold Stone*  
\_\_\_\_\_  
W. Harold Stone  
*Mary M. Stone*  
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Mary M. Stone  
PURCHASERS

(continued on next page)