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refuse to purchase the property within a reasonable time after such offer
the purchasers may sell the property but not at an amount less than offered
to the seller and or her heirs.

It is understood and agreed that the Purchasers will pay all taxes
accruing upon said property from and after the date of this instrument,
as well as all insurance premiums which shall become due from time to time.

It is expressly understood that the Purchasers herein shall maintain
the said property in a reasonable state of repair, normal wear and tear
is excepted.

In the event the Purchasers fail to make any payment as setforth
above on its due date as stated in the paragraph above, this Contract
shall thereupon terminate at the option of the Seller and all payments
made by the Purchasers prior thereto shall be forfeited by the Purchasers
to the Seller herein as rent for the use of said premises as liquidated
damages for the breach of this Contract.

Upon the Purchasers' paying the consideration herein expressed,
the Seller will execute and deliver to the said Purchasers, their
heirs and assigns, a good fee simple, title by way of a general warranty
deed.

This Contract shall be binding upon the parties hereto, their heirs
and assigns.

IN WITNESS WHEREOF we have hereunto set our hands and seals the
year and day first above written.

IN THE PRESENCE OF:

SELLER

Sarah L. James Doris B. Roberts
William D. James

PURCHASERS

Sarah L. James Wayne Franklin Miller
William D. James Franklin Miller

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