

(e) In lieu of the foregoing, the Seller, at his option, may declare, by notice to the Buyer, the entire unpaid balance of the purchase price specified in this contract to be due and payable, and may by appropriate action, in law or in equity, proceed to enforce payment thereof.

(f) Any rights, powers or remedies, special, optional or otherwise, given or reserved to the Seller by this paragraph shall not be construed to deprive the Seller of any rights, powers or remedies otherwise given by law or equity.

11. CONVEYANCE OF TITLE. The Seller shall, when the purchase price is fully paid according to the terms of this agreement and upon surrender by the Buyer to the Seller of this agreement, convey to the Buyer the premises, free and clear of all encumbrances except unpaid taxes and assessments, if any, and deliver to the Buyer a full warranty deed conveying a fee simple title with dower duly renounced, but it is expressly understood and agreed that the conveyance by deed to the Buyer shall be subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and of record.

The seller's deed will convey the title to property to the Buyer as follows: 1/2 interest to Mendel T. Hawkins, 1/4 interest to Dan L. Brewton and 1/4 interest to Vivian M. Brewton, as tenants in common.

1140 498
B
5
4
0

4328 RV-2