

It is understood and agreed that the terms and provisions of the said note are incorporated herein by reference, adopted and made a part hereof.

It is understood and agreed that the Purchaser 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 further understood and agreed that the Purchaser may anticipate any part of the remaining balance due under this contract at any time in accordance with the terms and provisions of the note hereinabove referred to.

In the event the Purchaser fails to make any payment on or before the time stated in the paragraph above, this contract shall thereupon terminate at the option of the Sellers and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Sellers herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the Purchaser paying the consideration hereinabove expressed, the Sellers will execute and deliver to said Purchaser, His heirs and assigns, a good fee simple title by way of general warranty deed.

This contract shall be binding on the parties hereto, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of June, 1960.

WITNESSES:

Oruth L. Ivey
Maerthy Loney

SELLERS:

George L. Ligon
George L. Ligon
Edward C. Ligon, Jr.
Edward C. Ligon, Jr.
Ernest J. Howard
Ernest J. Howard

PURCHASER:

James M. Crain
James M. Crain

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