

The Purchasers further agree to keep the improvements on the property insured in such amount as may be required from time to time by the Sellers and do further agree to maintain the premises in a good state of repair. In the event the Purchasers fail to make any payment on or before the time stated above or shall fail to comply with the other covenants of this contract, this instrument shall thereupon terminate at the option of the Seller and any 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 premise and as liquidated damage for the breach of this contract.

Upon the Purchasers paying the consideration hereinabove expressed, the Seller will execute and deliver to said Purchasers, their heirs and assigns, a good fee simple title by way of General Warranty Deed.

The parties hereto agree that the Purchasers shall have the privilege of anticipating the payment of this indebtedness in whole or in part at any regular payment date without penalty.

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

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

In the Presence of:

John S. Ashmore
John Shell Ashmore-Seller

M. M. Mundy T. V. Howie
T. V. Howie-Purchaser

George W. Ashmore H. R. McConnell
H. R. McConnell-Purchaser

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