

3. Occupancy. As long as the covenants and conditions of this Bond for Title continue to be performed, the Buyers shall have the right to peacefully occupy the premises hereinabove agreed to be sold without interruption from the Seller.

4. Defaults. The Buyers covenant that in the event of any of the sums set forth above shall not be paid when due or in the event the Buyers fail and neglect to carry out any of the terms, conditions and obligations set forth in this Bond for Title, the Seller shall give written notice duly transmitted by Regular United States Mail addressed to the last known mailing address of the Buyers notifying the Buyers of such default, and if the Buyers fail to remedy such default within thirty (30) days after receipt of such written notice, the Seller may declare this Bond for Title terminated, null and void, and all sums paid hereunder by the Buyers shall be deemed forfeited with the right of the Seller to retain the same in satisfaction of rental of the premises at the rate of \$113.46 per month, and, in such event, the Seller shall be discharged in law and equity from any liability to deliver the aforementioned Warranty Deed, and shall have the right to enter upon and take possession of the premises, excluding the rights of all persons who may be occupying the same, without suit or resort to any court, eviction, foreclosure or other legal or equitable remedy. Provided, however, that the rights of the Seller herein shall not be construed to exclude any other remedy, suit or action available to Seller in law or equity for the enforcement of this Bond for Title, or any amounts due thereon, in which event court costs and reasonable attorney's fees shall be added to the balance of the purchase price due hereunder.

5. Benefits. Seller and Buyers covenant that the terms, obligations and agreements contained in this Bond for Title shall inure to the benefit of, and become binding upon the respective parties hereto, their heirs, assigns, executors and administrators.

IN WITNESS WHEREOF, the Buyers and the Seller have hereunto set their hands and seals, this 2nd day of April A. D., 1970.

Helen M. Douglas Scott (LS)
HELEN M. DOUGLAS SCOTT
"Seller"

Elden Carroll (LS)
ELDEN CARROLL
"Buyer"

Beatrice Y. Carroll (LS)
BEATRICE Y. CARROLL
"Buyer"

In the Presence of:

Frank D. Smith

Luc P. Tala

(Continued on next page)