

BOND FOR TITLE
Page #2

Purchaser agrees to carry fire and other hazard insurance on any structure in an amount sufficient to protect the seller at all times and with a loss payable clause in favor of seller as his interest may appear. Purchaser agrees to furnish seller with evidence of such insurance at any and all reasonable times.

Seller agrees upon the payment of the purchase price herein-called above set forth as and when/for, to deliver unto purchaser a good and sufficient deed free and clear of all liens and encumbrances whatsoever.

It is agreed that in the event purchaser shall fail to make the monthly payments herein called for within then (10) days after said payments fall due or shall fail to comply with this instrument in any material particular that in such event this agreement, at the option of the seller shall terminate and any and all payments made by purchaser prior thereto shall be deemed to have been paid by purchaser to seller as rent for the use of said premises and/or liquidated damages for breach of this contract.

This contract is non-transferable.

IN WITNESS WHEREOF we have hereunto set our hand this 17th day of April 1970.

WITNESSES:

Sara McDowell

Maryette Boyles

J. E. Surratt
J. E. Surratt, Seller

Sara McDowell

Maryette Boyles

Claude F. Cureton
Claude Cureton, Purchaser