

Purchasers upon confirmation satisfactory to them that Purchasers have complied with all of the terms and conditions of this Contract, including, but not limited to, Purchaser's payment of the entire purchase price within the five (5) year term provided for herein or within such additional period of time as permanent financing may become available to Purchasers. Sellers agree to pay the fee of Gaddy & Davenport for services rendered as escrowee when due and payable.

6. As long as the covenants and conditions of this Contract continue to be performed by Purchasers, Purchasers shall have the right to peaceably occupy and possess the above described premises without interruption from Sellers or anyone lawfully claiming through Sellers. It is, however, specifically understood and agreed by and between the parties hereto that the premises located upon the property described herein is sold to Purchasers strictly in an "as is" condition.

7. The Sellers shall furnish to Purchasers a good, fee simple, general warranty deed of conveyance and shall pay for the cost of the preparation thereof, the documentary stamps required thereon and the recording costs for the same. The Sellers further agree to pay for the cost of the preparation of this Contract. Property taxes for 1974 will be prorated at the time of executing this agreement. Sellers also agree to furnish to Purchasers upon the execution of this Contract a letter providing that the premises is free from termite damage or infestation, and Sellers agree to pay for the cost of said letter.

8. The Sellers agree to continue making payments when due and payable on the currently existing real property mortgage in favor of Fidelity Federal Savings and Loan Association. If the

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