property to the Buyer, with dower duly renounced, if any be required, and free and clear of all liens and encumbrances thereon by way of mortgage, judgment, or otherwise, and then and in such event, this Bond for Title shall be void and of no further effect.

E.P.R. Init. J.M.M.

~~The Buyer will pay all taxes and assessments which may be levied against the property after the date of closing.~~

All security deposits heretofore deposited with the Seller for security of the premises shall be transferred by the Seller to the Buyer at closing by separate instrument.

The Buyer agrees to pay the said purchase price of the subject property in the manner and at the time above set forth, time being declare of the essence of this Bond for Title, and in the event of sixty (60) days default by the Buyer in making any of the payments herein provided for, then, and in such event, at the option of the Seller, all rights and interest of the Buyer under this Bond for Title may thereupon be declared terminated by the Seller, and in such event all money paid by the Buyer to the Seller or to Fidelity Federal SAvings and Loan Association under the terms hereof may be retained by the Seller as rental or liquidated damages, and said Bond for Title shall thereafter be cancelled, or the Seller may take and enjoy any other remedy which may be proper in the premises.

This Bond for Title is executed by the Buyer with the understanding and agreement that the property herein described has been inspected by the Buyer, or his duly authorized agent, and has been purchased by the Buyer solely as a result of such inspection and the agreement contained herein, and not upon any inducements, representations, agreements, conditions, or stipulations by any person whatsoever not fully set forth herein. This Bond for Title embodies the entire agreement between the Seller and the Buyer relative to the purchase of the subject property described herein and none of the terms or conditions contained herein shall be modified without the express written consent of both parties hereto.

This Bond for Title shall not be transferred or assigned without the express written consent of both parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Witnesses:

Sandra L Barbrey

Harold R Barbrey

As to Purchaser

James M Richbourg (SEAL)
James M. Richbourg, Purchaser

Edna Pauline Richbourg (SEAL)
Edna Pauline Richbourg, Purchaser

Witnesses:

Sandra L. Barbrey

Harold R Barbrey

As to Seller

Frances M. McGaughy (SEAL)
Frances M. McGaughy, Seller

4328 RV-2