

as of the date hereof, ad valorem and similar property taxes for the year of conveyance and future years, and such other encumbrances as may be approved by Buyers hereafter; together with the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto.

2. In the meantime and until such deed shall be delivered, and so long as Buyers shall not be in default under the other conditions stated herein, the Owner shall and does permit and suffer the said Buyers peaceably and quietly to hold and enjoy the said premises.

3. In the event Buyers shall fail to make any of the aforesaid payments when due, or shall otherwise default on or fail to satisfy one of the conditions hereof, and if Buyers shall fail to make such payment or cure such default after thirty (30) days written notice, then and in such event the Owners shall have the right to re-enter the premises, and take full possession and control, and in such event Buyers shall surrender complete possession of the premises and all improvements thereon to the Owners. In such event, any and all previous payments made to the Owners with respect to the property, including previous installments made under this Bond for Title, shall remain the property of and shall be forfeited to the Owners as rental for use of the premises prior to such retaking of possession. In the event of such default, the Owners shall have the option of allowing Buyers to remain in possession of the premises and to accept such installment at a later date, provided that the amount of any such installment not paid when due shall bear interest until paid at the rate of nine (9%) per cent per annum.

4. It is understood and agreed by Owners and by Buyers that the real property described herein is currently subject to the mortgage of Sunny Sutton and Carol R. Sutton recorded this date. When all obligations of Buyers stated herein have been paid in full, title to the property will be conveyed to Buyers as hereinabove provided, free and clear of such mortgage lien.

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