

have the right to prepay the indebtedness, evidenced by said note and mortgage, in whole or in part at any time without penalty. All payments shall be credited first to interest, and then to principal, with any unpaid interest accruing interest thereon at the same rate as the principal.

2. This property is being sold under Bond for Title to the Purchasers by the Seller with an existing mortgage on this property, as well as other property, to L. M. Dobson, et al, in the original amount of \$92,500.00, dated July 5, 1978 and recorded in Mortgage Book 1437 at Page 551. It is understood by and between the parties that the Seller shall continue to make the scheduled payments to the Mortgagees and said payments shall be the sole responsibility of the Seller and not the Purchasers.

3. After full payment of the purchase price and any interest accrued thereon, and subject to the Buyers compliance of all terms and conditions stated herein, the Seller shall execute and deliver to the Buyer, their heirs or assigns, a good and sufficient warranty deed to the above described property, conveying a good, marketable, insurable, fee simple title thereto, free of all liens and encumbrances, subject only to all applicable rights of way and easements of public record or actually existing on the ground, subdivision setback lines, restrictions of public records and zoning ordinances.

4. Taxes are to be pro-rated as of the date of the execution of this Bond for Title and the Buyers agree to pay all taxes and assessments when due accruing after the date hereof. In the event the Buyers fail to pay such taxes when due, the Seller shall have the right to pay the same and add the cost thereof to the balance due on the purchase price, said advances to bear interest at the same rate as the principal due on the aforementioned note and mortgage.

5. The Buyers agree that in the event any of the sums set forth shall not be paid when due (including principal, interest and taxes), or in the event the Buyers fail and neglect to carry out any of the terms, conditions and obligations as set forth in this Bond for Title, the Seller shall give written notice to the Buyers by certified United States mail addressed to the last known mailing address of the Buyers, notifying the Buyers of such default, and if the Buyers fail