

In the event the Purchasers fail to make any payment on or before the time stated in the paragraph above, this contract shall thereupon terminate at the option of the Sellers and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Sellers herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the Purchasers paying the consideration hereinabove expressed, the Sellers will execute and deliver to said Purchasers, their heirs and assigns, a good fee simple title by way of general warranty deed.

This Contract shall be binding on the parties hereto, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

SELLERS:

J. S. Joines  
J. S. Joines

Virginia A. Joines  
Virginia A. Joines

IN THE PRESENCE OF:

Frank P. James

William B. James

PURCHASERS:

Augustus C. Forrest, Jr.  
Augustus C. Forrest, Jr.

Cornelia June Forrest  
Cornelia June Forrest

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