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electrical, gas and sewer be in satisfactory repair and working order at time of possession.

SELLER agrees to have the property and any structures thereon inspected by a bonded pest control firm: to correct any damage found; and to furnish at time of possession a certification from said firm stating that the property is free of termites and other wood-boring organisms and structural damage from the same.

PURCHASERS agree to pay any applicable fees at time of closing. Lessees shall be responsible for all maintenance costs.

In the event of DEFAULT by either party, the aggrieved party may seek appropriate remedy either in law or in equity and may also recover reasonable attorneys fees, if an attorney is obtained by the aggrieved party.

In the event any monthly installment of \$700.00 is in the arrears and unpaid for a period of thirty(30) days, this Agreement, at the option of the Seller, thereupon terminates and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Seller as rent for the use of said premises and as liquidated damages for the breach of this Agreement.

ALL transactions necessary for possession and closing, as stated hereinabove, shall occur at the office of H. Michael Spivey, Attorney at Law.

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

WITNESSES:

Susan G. [unclear]
[unclear]

Debra B. Lister
Debra B. Lister
Formerly Debra B. Wicht

Susan G. [unclear]
[unclear]

Dennis D. Waldrep
Dennis D. Waldrep

[unclear]
[unclear]

Janet N. Waldrep
Janet N. Waldrep

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