

that in the event he exercises this option, he will pay to the PURCHASER herein all costs and expenses that the PURCHASER has incurred, or will incur in the future prior to the exercise of said option, incidental to the PURCHASER'S ownership of the said property, including, but not limited to, attorney's fees, taxes, interest payments, principal payments on loan, insurance, recording fees and other liens or assessments incidental to the ownership of said property, together with interest on said expenses incurred by PURCHASER at the rate of eight (8%) per cent per annum.

2. The PURCHASER herein expressly agrees to assume the real estate note and mortgage obligation payable to Southern Bank and Trust Company in the sum of Ten Thousand & 00/100 (\$10,000.00) Dollars, plus interest payable at nine (9%) per cent per annum. In the event that the SELLER shall exercise his option to repurchase this property, SELLER expressly agrees that he must make satisfactory arrangements with Southern Bank and Trust Company regarding assumption of the aforesaid mortgage obligation prior to the PURCHASER herein being required to convey the premises to SELLER.

3. The wife of the PURCHASER, Karen G. McKelvey, hereby expressly agreed that in the event the SELLER desires to exercise his option, that she will execute the renunciation of dower in the conveyance of the property to SELLER.

4. The closing statements and documents are incorporated herein by reference so as to document the amount of costs and expenses incurred by PURCHASER this date in purchasing this property and assuming the obligation of SELLER. Furthermore, the PURCHASER shall keep adequate and proper records concerning any future expenditures incidental to the property so that same will be available if and when the SELLER exercises his option.

This Agreement is binding on the parties hereto, their

J. L. M.
R. H.
B. M.