

free and clear of any liens and encumbrances.

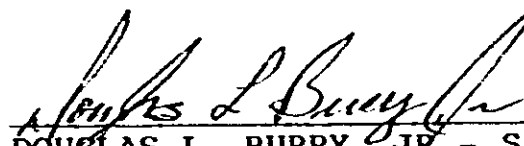
It is understood and agreed that in the event any installment of the purchase price becomes in arrears and unpaid for a period of thirty days (30) days, this contract shall terminate at the option of the Seller and the Seller shall have the right to retain any payments made prior thereto on this contract, including the down payment, as rent for the use of said premises and as liquidated damages for the breach of this contract. Should the Seller fail to exercise said option, such failure to shall not constitute a waiver to exercise the same at a future failure to pay as promised.

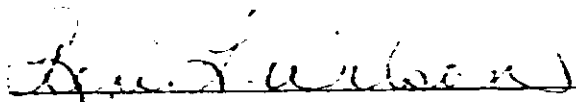
The Purchasers shall not assign this contract or any interest therein to any third party without first obtaining the written consent of the Seller.

This contract shall be binding upon and shall accrue to the benefit of the parties hereto, their heirs, assigns, executors and administrators.

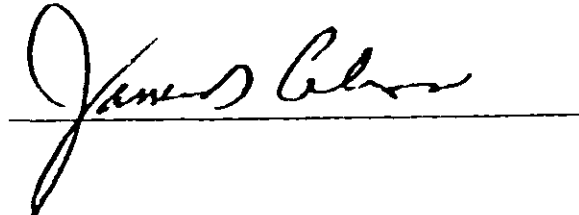
IN WITNESS WHEREOF, the parties hereto have executed this contract in duplicate the day and year first above written.

IN THE PRESENCE OF:


DOUGLAS L. BURRY, JR. - SELLER




ALBERT LUCIUS BROWN - PURCHASER




SUZANNE AULD BROWN - PURCHASER

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