

monthly, with all payments applied first to interest and then to reduction of principal. Said balance, with interest, is to be repaid over a period of fifteen (15) years as follows: payment of One Hundred Forty-Three and 35/100 (\$143.35) Dollars on or before the seventeenth day of each month beginning in April, 1970, with the last payment to be made in March, 1985. The parties hereto agree that the Purchaser shall have the privilege of anticipating the payment of this indebtedness in whole or in part at any regular payment date without penalty.

The Purchaser hereby agrees to reimburse the Seller henceforth for any amounts paid by the Seller for taxes or insurance either directly or through an escrow account.

The Purchaser agrees to maintain the premises in a good state of repair.

In the event the Purchaser fails to make any payment on or before the time stated above or shall fail to comply with any other covenant of this Agreement, this Agreement shall thereupon terminate at the option of the Seller and any and all payments made by the Purchaser prior thereto shall be forfeited by the Purchaser to the Seller herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the complete payment by the Purchaser of the consideration hereinabove expressed, the Seller shall execute and deliver to said Purchaser, his heirs and assigns, a good fee simple title by way of a general warranty deed.

This contract shall be binding on the parties hereto, their successors, heirs and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th. day of March, 1970.

Judy H. E. [Signature]  
Witness

Dorothy B. Carter  
Dorothy B. Carter, Seller

R. Kinard Johnson, Jr.  
Witness

[Signature]  
Witness

[Signature]  
Joseph L. Mullinax, Jr., Purchaser

R. Kinard Johnson, Jr.  
Witness

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