

good and sufficient warranty deed to be delivered at closing. Real estate taxes shall be prorated as of the date of closing. Upon tender of said deed Buyer agrees to fully comply with the terms of this contract. Upon failure of Buyer to comply with the terms hereof within the time stipulated, Sellers shall retain the downpayment of \$2,500 as liquidated damages and shall have no further obligation to Buyer under this contract; on the other hand, if Sellers are unable to convey fee simple title to Buyer free from material defects, Buyer shall not be obligated to purchase said property and shall be entitled to a refund of the downpayment.

This agreement shall be binding upon the heirs, executors, administrators and assigns of the parties hereto.

WHEREUNTO, We have put our hands and seals this 5 day of <sup>Dec</sup> November, 1967.

Witnesses:

SELLERS

Frances L. Hogg  
Charles B. Bennett

John D. Hill  
John D. Hill

Sara A. Barfield  
Byrle C. Lopez

David P. Hill  
David P. Hill

[Signature]  
Evelyn Hooper

BUYER

E. M. Gilstrap  
E. M. Gilstrap

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