hazard insurance and real property taxes, for the period commencing January 1, 1981, and thereafter. These figures have been estimated by the Seller as

per month for hazard insurance and Twenty-Seven and 67/100 ($27.67) Dollars per month for real property taxes. Throughout the term of this Bond for Title, the Purchaser shall also maintain adequate hazard insurance upon the above-described premises so as to fully protect the Seller's interest, shall furnish evidence thereof to the Seller and shall insure that at all times both the Seller and the existing Mortgagee below described are properly designated as loss payees. In the event the Purchaser shall fail for any reason to remit the amounts herein described, the Seller shall have the right, but not the duty to remit such amounts, and shall be entitled to full reimbursement from the Purchaser, including interest thereon at the rate provided for herein until the date of payment. In addition, at the Seller's sole election, the Seller shall have the right to give the notice herein provided for and demand compliance on the part of the Purchaser. If the Purchaser fails to comply as hereinafter provided, the Seller shall have those rights hereinafter described, including the right to retake possession of the premises.

3. The Purchaser shall also have the following rights and obligations.

(a) Purchaser shall have the privilege of prepaying the balance due under this contract in whole or in part at any time without penalty.

(b) Purchaser shall have the privilege of refinancing the premises with any other person or company at any time without penalty. All closing costs pertaining thereto which are normally borne by a Purchaser shall be paid by the Purchaser.

(c) Purchaser may not assign and/or delegate this Bond for Title to any other person or persons, without the prior written consent of the Seller, which consent the Seller may not unreasonably withhold. In the event that the Seller consents to any such proposed assignment/delegation, the Purchaser shall thereafter

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