

hereinabove provided.

5. ESCROW ACCOUNT. The Seller in his discretion may require the Buyer to deposit with Seller in addition to the payments above provided for principal and interest payable under the terms hereof of a sum equal to 1/12th of the annual taxes, public assessments and insurance premiums and the Seller may at his option pay said items and charge all advances therefore to the indebtedness due hereunder, or segregate said funds and apply the same toward payment of said taxes, public assessments and insurance premiums. Said escrow payments shall not bear interest to the Buyer.

6. DEFAULTS. In the event that two (2) consecutive monthly payments owed by the Buyer unto Seller for the purchase price (set forth in Paragraph 2 herein) are delinquent, then without notice to Buyer the Buyer shall be in default and this Bond for Title shall be deemed terminated, null and void, and all sums paid hereunder by the Buyer shall be deemed forfeited with the right of the Seller to retain the same in satisfaction of rental of the premises and, in such event, the Seller shall be discharged in law and equity from any liability to deliver the aforementioned Warranty Deed, and shall have the right to enter upon and take possession of the premises, and all improvements, excluding the right of all persons who may be occupying the