

the Purchaser fails to pay for such taxes and insurance when due, the Seller shall have the right to pay for the same and add the costs thereof to the balance due on the purchase price, which shall bear interest at the rate of ten (10%) percent.

4. The Purchaser covenants that in the event any of the payments set forth above shall not be paid when due, or in the event the Purchaser fails and neglects to carry out any of the terms and conditions and obligations set forth in this Bond for Title, the Seller shall give written notice duly transmitted by certified United States Mail addressed to the last known mailing address of the Purchaser notifying the Purchaser of such default, and if the Purchaser fails to remedy such default within thirty (30) days after the postmark date of said written notice, the Seller may declare this Bond for Title terminated, null and void. The Seller shall be discharged in law and equity from any liability to deliver the Warranty Deed to the subject property to Purchaser, and shall have the right to enter upon and take possession of the premises, excluding the right of all persons who may be occupying the same, without suit or resort of any court, eviction, foreclosure or other legal or equitable remedy. Provided, however, that the rights of the Seller herein shall not be construed to exclude any other