

to pay any real estate taxes, assessments, or insurance premiums, as provided herein for them to pay; or if they shall fail to maintain the property and the house thereon in the condition provided herein; the Seller shall have the following rights, in his discretion, after he shall have given written notice thereof to the Purchasers by certified mail addressed to them at their address shown herein or such other address which they may subsequently give to him and the Purchasers shall have, within thirty (30) days after the mailing of the notices, refused or failed to make the payments or to correct or to begin correction of such other breach of this agreement:

A. In case of failure to pay the monthly installments due on the sales price, the Seller may declare this Bond for Title terminated, whereupon he shall be discharged in law and equity from all liability to execute his deed and may treat the Purchasers as tenants holding over after termination or contrary to the terms of their lease, and he shall be entitled to claim and recover, or to retain, if already paid, any amounts paid by the Purchasers and to regard the amounts as rent or liquidated damages;

B. In case of failure to pay real estate taxes, assessments, or insurance premiums, the Seller may pay said real estate taxes, assessments, or insurance premiums from any amounts previously paid by the Purchasers upon the sales price and deduct such amounts from any amounts previously credited on the sales price; or may consider the Bond for