

installment sale treatment of federal taxes, unless the entire balance then due is paid in full.

4. Occupancy. As long as the covenants and conditions of this Bond for Title continue to be performed by the Buyers, the Buyers shall have the right to peaceably occupy and possess the above-described real estate without interruption from the Seller or anyone lawfully claiming through Seller.

5. Improvements. Buyers covenant and agree that they will keep all improvements now existing or hereinafter erected in good repair, and in the event of Buyers' default hereunder, Seller may, at his sole option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs or the completion of such construction to the balance then due and the same shall bear interest at the rate as hereinabove provided. Provided, however, Seller may, in addition to making such repairs, declare the entire balance due hereunder in default and exercise any and all remedies provided hereunder or provided by law or equity.

6. Insurance. Buyers shall keep the improvements now existing or hereafter erected on the property insured as may be required from time to time by the Seller against the loss by fire and any other hazards, in an amount not less than the balance due hereunder, or in such amounts as may be required by Seller, and in companies acceptable to him, and that all such policies and renewals thereof shall be held by Buyers for the benefit of Seller, and have attached thereto loss payable clauses in favor of, and in form acceptable to Seller, and that Buyers shall pay all premiums therefor when due; and Buyers do hereby assign to Seller the proceeds of any policy insuring the premises and do hereby authorize each insurance company concerned to make payment for loss directly to Seller, to the extent of the balance

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