

6. UTILITIES. Buyer is responsible for the payment of all utility bills. Furthermore, Buyer is responsible for the purchase and installation of all electrical (with the exception of electrical pole already installed by Seller) and water hook-ups and equipment.

7. 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 same, without suit or resort to 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 remedy, suit or action available to Seller in law or equity for the enforcement of this Bond for Title, or any amounts due thereon, in which event court costs and reasonable attorneys' fees shall be added to the balance of the purchase price due hereunder. The Buyer further covenants that in the event the taxes and insurance shall not be paid when due or in the event the Buyer fails and neglects to carry out any of the remaining

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