

event the Buyers fail and neglect 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 regular United States Mail, addressed to the last-known mailing address of the Buyers, notifying the Buyers of such default and specifying: the breach, the action required to cure such breach; a date not less than thirty (30) days from the date of notice is mailed to borrower by which such breach must be cured; and that failure to cure breach on or before such date specified in the notice may result in the acceleration of the sums secured by this Bond for Title, foreclosure by judicial proceedings and sale of the property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceedings the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, the Seller, at Seller's option, may declare all sums as set forth in the Bond for Title to be immediately due and payable without further demand, and may foreclose this Bond for Title by judicial proceeding. Seller shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, a reasonable attorney's fee and costs of documentary evidence, abstracts, and title reports, all of which shall be additional sums secured by this Bond for Title.

6. BUYERS' RIGHT TO REINSTATE, NOTWITHSTANDING SELLER'S ACCELERATION OF THE SUMS SECURED BY THIS BOND FOR TITLE. Buyers shall have the right to have any proceeding begun by Seller to enforce this Bond for Title discontinued at any time prior to entry of a judgment enforcing this Bond for Title, if Buyers pay Seller all sums which would be then due under this Bond for Title had no acceleration occurred; Buyers cure all breaches of any other covenants or agreements of Buyers contained in this Bond for Title; Buyers pay all reasonable expenses incurred by the Seller in enforcing the covenants and agreements of Buyers contained in this