[illegible]

A [illegible] Housing and Urban Development [illegible]

I [illegible] National Housing Act [illegible] Secretary of Housing and Urban Development [illegible] National Housing Act [illegible] Secretary of Housing and Urban Development [illegible]

II [illegible] Secretary of Housing and Urban Development [illegible] which shall be in an amount equal to one-twelfth [illegible] average annual premium [illegible] in connection with obtaining insurance of the property [illegible]

A [illegible] the property [illegible] taxes and special assessments [illegible] delinquent. [illegible] Mortgagee [illegible] taxes and special assessments, and

All payments [illegible] paragraph and all payments to be made under the note [illegible] shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

I payment of premium charges under the contract of insurance with the Secretary of Housing and Urban Development [illegible] as the case may be;

II [illegible] taxes, special assessments, and fire and other hazard insurance premiums;

III [illegible] interest on the principal of said note;

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IV [illegible] principal of said note.

Any deficiency in the amount of any such aggregate monthly payment shall unless made good by the Mortgagor prior to the due date of the next such payment constitute an event of default under this mortgage. The Mortgagee may collect a monthly charge not to exceed the lesser of 4¢ for each dollar [illegible] payment not more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. If the total of payments made by the Mortgagor under (b) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under (b) of paragraph 2 preceding shall not be sufficient to pay taxes and assessments and insurance premiums when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency on or before the date when payment of such taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor all payments made under the provisions of (b) of paragraph 2 hereof which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of (b) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the property is otherwise acquired after default, the Mortgagee shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (b) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under the note secured hereby, and shall properly account for any payments which shall have been made under (b) of paragraph 2.

4. That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, impositions, or liens which may be levied against the premises covered hereby, and in default thereof the Mortgagee may pay the same, and that he will promptly deliver to the Mortgagee receipts showing payment of all such taxes, assessments, or charges, when due, and that he will promptly deliver to the Mortgagee any notice of any proposed increase in any such taxes, assessments, or charges, and that he will not permit any of the foregoing to become delinquent.

5. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against such risks, hazards, casualties and contingencies as the Mortgagee may require and in such amounts as may be required by the Mortgagee, and will pay promptly, when due, any premiums on such insurance for the payment of which provision has not been made hereinbefore or in the note secured hereby. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the Mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to insurance policies then in force shall pass to the purchaser or grantee.

6. That in case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses, including reasonable attorney's fees, paid or incurred in connection therewith, including attorney's fees in any litigation or proceeding affecting the note or this mortgage or the premises or security hereof, shall be immediately due and payable by Mortgagor with interest thereon at the rate of six per cent (6%) per annum, and the note secured hereby shall be deemed to be secured by this mortgage. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to him on account of any default hereunder on the part of the Mortgagor.

7. That he will keep the premises in good repair; that he will not commit or permit waste thereon; that he will not demolish any building thereon; that he will comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting said premises; that he will cultivate, maintain, and harvest in a proper manner all crops now or hereafter growing thereon; that he will not remove any crops or any buildings or other improvements now or hereafter erected on the premises to other premises; that he will not permit the premises to become vacant or unoccupied; that he will use the premises only for purposes permitted by law and restrictions of record; that he will not make any material alteration in said premises except with the prior written consent of the Mortgagee; that he will not initiate or acquiesce in a change in the zoning classification of the premises without the prior written consent of the Mortgagee; that he will not permit any of the foregoing to become delinquent.

8. That he will not sell, assign, convey, or transfer the mortgaged property or any part thereof or any interest therein without the prior written consent of the Mortgagee, and that any violation of this covenant shall be deemed a default under this mortgage.

9. That he will not permit any lien of mechanics or materialmen to attach to said premises; that he will promptly discharge any such lien which may attach to said premises; that he will not permit any other encumbrance to attach to said premises without the prior written consent of the Mortgagee; that he will promptly pay when due any payment required to be made under any encumbrance now or hereafter on said premises; that he will promptly deliver to the Mortgagee receipts showing payment of all such taxes, assessments, or charges, when due, and that he will promptly deliver to the Mortgagee any notice of any proposed increase in any such taxes, assessments, or charges, and that he will not permit any of the foregoing to become delinquent.

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43. That in case of default therein, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses, including reasonable attorney's fees, paid or incurred in connection therewith, including attorney's fees in any litigation or proceeding affecting the note or this mortgage or the premises or security hereof, shall be immediately due and payable by Mortgagor with interest thereon at the rate of six per cent (6%) per annum, and the note secured hereby shall be deemed to be secured by this mortgage. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to him on account of any default hereunder on the part of the Mortgagor.

44. That he will not sell, assign, convey, or transfer the mortgaged property or any part thereof or any interest therein without the prior written consent of the Mortgagee, and that any violation of this covenant shall be deemed a default under this mortgage.

45. That he will not permit any lien of mechanics or materialmen to attach to said premises; that he will promptly discharge any such lien which may attach to said premises; that he will not permit any other encumbrance to attach to said premises without the prior written consent of the Mortgagee; that he will promptly pay when due any payment required to be made under any encumbrance now or hereafter on said premises; that he will promptly deliver to the Mortgagee receipts showing payment of all such taxes, assessments, or charges, when due, and that he will promptly deliver to the Mortgagee any notice of any proposed increase in any such taxes, assessments, or charges, and that he will not permit any of the foregoing to become delinquent.

46. That he will keep the premises insured against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance for the payment of which provision has not been made hereinbefore or in the note secured hereby. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the Mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to insurance policies then in force shall pass to the purchaser or grantee.

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50. That he will keep the premises insured against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance for the payment of which provision has not been made hereinbefore or in the note secured hereby. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the Mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to insurance policies then in force shall pass to the purchaser or grantee.

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