2. That, together with, and in addition to, the monthly payments of principal and interest cacable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month until the haid note is fully paid, the following sums:

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(a)XI A sum equal to the ground rents, if any, next due, plus the premiums that will next become design payable on policies of fire and other hazard insurance covering the martgaged property, plus taxen and assessments next decembe mortgaged property (all as estimated by the Mirthages) less all sums already paid therefor do too by INC bucht of weaths to elsabefore one (1) month prior to the date when such ground rents, premiums, taxes, and assessments will become delinque.... such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes, and special assessments; and (b)X All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note

secured hereby shall be added together and the aggregate anount thereof shall be paid by the Morigagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

The taxes, special assessments, fire and other hazard insurance promisions; interest on the note secured hereby; and amortization of the 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 "late charge" not to exceed four cents (4g) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to

cover the extra expense involved in handling defination payages.

3. If the total of payments made by the Mortgagor under the paragraph 2 preceeding 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 19 be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under 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 definiency, on or before the date when payment of such taxes, assessments, or insurance premiums shall be due. If at any time the Mortgager 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 MortgagolOgoppgoonpoors nutation and description and Hototrioniciponocinocioposox and any balance remaining in the funds accumulated under the provisions of the 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 (8) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under the note secured hereby. policipido considerado do considerado do do do do considerado do considera

4. That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made here abefore, and in default thereof the Mortgagee may pay the same; and that he will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgagor fails to make any payments provided for in this section or any ether payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate set forth in the note secured hereby

from the date of such advance and shall be secured by this mortgage. 5. That he will keep the premises in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted

6 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 Morigagee 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 provision for payment of which has not been made hereinbefore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mongagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Nortgagee. 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 Wortgagee instead of to the Mortgagee 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 any insurance policies then in force shall pass to the purchaser or grantee.

7. That he hereby assigns all the tents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby

8. That if the premises, or day part thereof, be condemned under any power of entirent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this mortgage, and the note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and shall be pool forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

This option may not be exercised by the party of the third part when the ineligiblity for insurance under the National Housing Act is due to the failure of the party of the third part to remit the nortgage insurance premium to the Department of Housing and Urban Development.

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