services all and analogous said premises unto the Mortgagee, its successors and

the premises hereinabove described in fee simple that the premises hereinabove described in fee simple that the premises whatsoever. The Mortgagor further covenants whatsoever. The Mortgagor further covenants whatsoever is a strong of the premises unto the Mortgagor forever, from and against the premises unto the mortgagor further covenants whatsoever is a strong of the premises of the mortgagor forever, from and against the premises of the premises of the mortgagor forever.

The Market assessment and arrest or follows:

Least will promptly pay the principal of and interest on the indebtedness evidenced by the said the said in the manner therein provided. Privilege is reserved to pay the debt in whole, at a said to one or more monthly payments on the principal that are next due on the note, of say occash scient is instructly; pravided, however, that written notice of an intention windless is given at least therety (36) days prior to prepayment; and, provided, further, the deix is past at the till pay to the Mortgagee an insurance premium charge of one that the existing principal amount thereof, except that in no event shall the adjusted presented and the state of the mortgage which would have been payable if the mortgage that have been payable if the mortgage that have been payable if the mortgage insurance.

2. That, legether with, and is addition to, the monthly payments of principal and interest payable the terms of the siste accurate hereby, he will pay to the Mortgagee, on the first day of each month

the coldracts is fully paid; the following sums:

Ministry Act and so long as they continue to be so insured, one-twelfth (1/12) of the annual materials have an action to the Federal Housing Commissioner for mortgage insurance premiums pursuant to the applicable provisions of the National Housing Act, as amended, and regulations thereunder. The Mortgagee shall, on the termination of its obligation to pay inortgage insurance premiums, credit to the account of the Mortgagor all payments made under the provisions of this subsection which the Mortgagee has not become obligated to pay to the Federal Housing Commissioner.

(b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes, and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes, and special assessments.

(c) 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 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:

(1) premium charges under the contract of insurance with the Federal Housing Com-

missioner;

(II) taxes, special assessments, fire and other hazard insurance premiums;

(III) interest on the note secured hereby; and(IV) amortization of the principal of said note.

Any deficiency in the amount of 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 two cents (2¢) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. If the total of the 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 shall be credited by the Mortgagee on subsequent payments to be made by 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 (a) of paragraph 2 hereof which the Mortgagee has not become obligated to pay to the Federal Housing Commissioner, 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 adjust any payments which shall have been made under (a) of paragraph 2.

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 hereinbefore, and in default thereof the Mortgagee may pay the same; and that he will promptly deliver the official receipts therefor to the Mort-