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**2. Funds for Taxes and Insurance.** Borrower shall pay all taxes and insurance on the Property as provided in the Mortgage. If Borrower fails to pay any such taxes or insurance, Lender may pay the same and the amount paid shall be added to the principal of the Mortgage. Lender shall have the right to advance funds to pay any such taxes or insurance. Lender shall not be liable for any such taxes or insurance if Borrower fails to pay the same within the time specified in the Mortgage. Lender shall have the right to advance funds to pay any such taxes or insurance. Lender shall not be liable for any such taxes or insurance if Borrower fails to pay the same within the time specified in the Mortgage.

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**3. Application of Payments.** Payments made by Borrower shall be applied first to the payment of interest on the Mortgage, then to the payment of principal, and finally to the payment of any taxes or insurance. Lender shall have the right to apply payments in any order it deems appropriate.

**4. Charges; Liens.** Borrower shall pay all charges and fees in connection with the Mortgage, including but not limited to recording fees, title insurance, and attorney's fees. Lender shall have a lien on the Property for the amount of the Mortgage and any charges and fees.

**5. Hazard Insurance.** Borrower shall maintain hazard insurance on the Property for the full amount of the Mortgage. Lender shall have the right to require Borrower to purchase and maintain such insurance. Lender shall not be liable for any such insurance if Borrower fails to purchase and maintain the same within the time specified in the Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums.** Borrower shall maintain the Property in good repair and shall not permit any waste or neglect. Lender shall have the right to require Borrower to maintain the Property in good repair and shall not be liable for any such maintenance if Borrower fails to maintain the same within the time specified in the Mortgage.

**7. Protection of Lender's Security.** Lender shall have the right to require Borrower to take any action necessary to protect Lender's security, including but not limited to the execution of any documents necessary to perfect Lender's security interest in the Property.

**8. Inspection.** Lender may make any inspection of the Property that it deems necessary to protect its interest in the Property. Lender shall give Borrower reasonable notice of any such inspection.

**9. Condemnation.** In the event of a total taking of the Property, Borrower shall be entitled to the proceeds of any such taking, but only to the extent of the amount of the Mortgage. Lender shall have the right to advance funds to pay any such taxes or insurance.

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