

2. That together with and in addition to the monthly payments of principal and interest provided for in the terms of the note secured hereby, he will pay to the Mortgagee, in the first instance, the following amounts, to be fully paid, the following, to-wit:

A. The amount of the taxes, assessments, water rates, and other governmental or municipal charges, fines, impositions, for which provision has not been made hereinafter, 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 other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and a lien in respect thereto shall be deemed to be created by the note secured hereby from the date of such advance and shall be secured by this mortgage.

B. 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.

C. That he will keep the improvements now existing on the premises, or hereafter created on the mortgaged property insured as herein provided, from time to time by the Mortgagee, or not less by fire and other hazards, casualties and contingencies, in such amounts, and in such periods, as may be required by the Mortgagee, and will pay promptly, when the same are due, for such insurances, provision for payment of which has not been made hereinafter. All insurances shall be obtained in companies approved by the Mortgagee and the policies and renewals thereof shall be held to the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee. In event of loss, Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss, if not made promptly by Mortgagee, and each insurance company concerned as 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, an extinguishment of the indebtedness secured hereby, or all right, title and interest in the Mortgagee, and to any insurance policies thereon, shall pass to the Mortgagee and its assigns.

D. 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.

E. That he will keep the improvements now existing on the premises, or hereafter created on the mortgaged property insured as herein provided, from time to time by the Mortgagee, or not less by fire and other hazards, casualties and contingencies, in such amounts, and in such periods, as may be required by the Mortgagee, and will pay promptly, when the same are due, for such insurances, provision for payment of which has not been made hereinafter. All insurances shall be obtained in companies approved by the Mortgagee and the policies and renewals thereof shall be held to the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee. In event of loss, Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss, if not made promptly by Mortgagee, and each insurance company concerned as 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, an extinguishment of the indebtedness secured hereby, or all right, title and interest in the Mortgagee, and to any insurance policies thereon, shall pass to the Mortgagee and its assigns.

F. 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.

G. That he will keep the improvements now existing on the premises, or hereafter created on the mortgaged property insured as herein provided, from time to time by the Mortgagee, or not less by fire and other hazards, casualties and contingencies, in such amounts, and in such periods, as may be required by the Mortgagee, and will pay promptly, when the same are due, for such insurances, provision for payment of which has not been made hereinafter. All insurances shall be obtained in companies approved by the Mortgagee and the policies and renewals thereof shall be held to the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee. In event of loss, Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss, if not made promptly by Mortgagee, and each insurance company concerned as 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, an extinguishment of the indebtedness secured hereby, or all right, title and interest in the Mortgagee, and to any insurance policies thereon, shall pass to the Mortgagee and its assigns.

H. 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.

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, at the option of the Mortgagee, 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 said paragraph 2 hereof which the Mortgagee has not before that time obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of said 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, or other benefit of the property, or otherwise acquired after default, the Mortgagee shall apply, at the time of the same, or at any time thereafter, 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 on 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, impositions, for which provision has not been made hereinafter, 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 other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and a lien in respect thereto shall be deemed to be created by 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 on the premises, or hereafter created on the mortgaged property insured as herein provided, from time to time by the Mortgagee, or not less by fire and other hazards, casualties and contingencies, in such amounts, and in such periods, as may be required by the Mortgagee, and will pay promptly, when the same are due, for such insurances, provision for payment of which has not been made hereinafter. All insurances shall be obtained in companies approved by the Mortgagee and the policies and renewals thereof shall be held to the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee. In event of loss, Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss, if not made promptly by Mortgagee, and each insurance company concerned as 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, an extinguishment of the indebtedness secured hereby, or all right, title and interest in the Mortgagee, and to any insurance policies thereon, shall pass to the Mortgagee and its assigns.

7. 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.

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