at that time it is insured under the provisions of the National Housing Act, he will pay to the Votable to the state of ance premium charge of one per centum (1%) of the original principal or cantifered except that in no event shall the adjusted from rum exceed the aggregate an cunt of from ion charges which would have been paid le if the cost gage has centinued to be insured until maturity, such parment to be applied by the Witt, are upon its. blastica to the Secretary of Housing and Urban Development on account of mortgage assurance

2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Morteague, on the first far of each morth until the said rote is fully paid, the following sums:

or An an ount sufficient to provide the holder hereof with funds to pay the next most, age in a notice granium if this instrument and the soite secured herets are insured, or a monthly charge in lieu of a morticipal solution of they are helf by the Secretary of Housing and Urban Devel quent, as fell ws.

(1) If and so long as said note of even date and this instrument are insured or are reinsured under the jackiss has of the National Housing Act, an amount sufficient to accumulate in the hands of the hiller one. For onth print house due date the annual misteage answrance premaum, in order to provide such hilder with fouls to pay such premium to the Secretary of Housing and Urban Development consent to the Notional Housing Actions are crited, and applicable

(H) If and so long as Seid o to if even date and this instrument are held to the Scincture of Hillising and Criwo De selegiment, a monthly charge on lieu of a mortgage insurance promium) which shall be in an amount equal to onetwelfth - 1 12 of mechalf (3,) per exatum of the average substanding balance due on the some ters imputed without taking into account delinquencies of prepartients.

Th' 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 to sperts, plus takes and assessments next due on the mortgaged property fall as estimated by the Mortgageer less all sums already paid therefor divided by the number of months to elapse before one (1) month prior to the date when south pround rents, premiums, taxes, and assessments will become delinquent, such sums to be beld to Mortewice in trust to pay said ground rents, premiums, takes and special assessments; and

fer All pash ents membersed 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 Motragor each month in a single payment to be applied by the Mortgagee to the following stems in the order set forth:

In great out a harges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly ្ត ៩ភាសាល្តី២ ខណៈ ខែមួយ ១៨ ១៤១៤៣មនុទ្ធ។ បានសកមានទី២ ដូច៩១ ខេត្ត), អនុ ១ភិសាសអនុថា ៣ មនុះ ទី២០

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

fills interest on the note secured berein; and

olkia amominastrom of the gramerpul of sand moter.

Any defectioners in the emplant of eng such expression enthis responds to their modes made exciding the Montgeric reservoir to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "flate charge" not to exceed two cents (2c) for each dollar (\$1) of each parment more than fifteen (15) days in arrears to exper the entra 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, 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 Mortgagor 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 Mortgagor, in accordance with the previous of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mostgagee shall, in computing the amount of such indeltedness, credit to the account of the Mostgagee all payments made under the provisions of fall 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 (5) 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 Montgagee 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 the 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 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 all sums so paid shall bear interest at the rate set forthinthe 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 Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Montgagee 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 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 any insurance policies then in force shall pass to the purchaser or grantee.

7. That he hereby assigns all the rents, 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.