- 2. That, together with, and in addition to, the nonthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Wortgagee, on the first day of each conthuntil the said note is fully paid, the following sums:
 - As we get after that their vide the hilder here if with the left pay the next of related to the experience producing the rest and the note occurs file retained in the formal or this above at their of a corresponding continuous and they are held by the Schretary of $H_{\rm c}$ warms and Urban Development, as follow
 - «In It and so I make early to the year date and this instrument are incared by are removed inder the process now trake Note had How any Action as count sufficient to associate in the hands of the holder one. It is not print to its die date the contradic officer in course premium, incorder to provide such holder with finds to pay such premium to the So retary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Les data as there under, it
 - (II) If and the long as ward note of even date and this instrument are held by the Secretary of Housing and Orban Development, a monthly charge in the lot a contract more represents which chait be in an account equal to one twelith (I-1) of inschaling percentum of the accress substanting hallence figure them tell optical with intaking int cace int delinquencies of prepare ents.
 - As in equal to the ground rents of any, next due glus the premions that will next become due and payable on policies If fire and other hazard insurance covering the more aged property, plus taxes and assessments next due on the more aged property (all accessionated by the Mortangeen less all sims already paid therefor divided by the number of months to elapse before the last onth prior to the date when such you and rents, premiums, taxes, and assessments will become delinquent, a hornest, he held by Mittgagner in struct to pay said or undirents, premiors, taxes outdispectal assessments, and
 - All past cuts contribed in the two preceding subsections of this paragraph and all past cuts to be made under the note. see ared hereby shall be added together and the apprepate arount 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
 - To premious harves under the contract of insurance with the Secretary of Housing and Urban Development, or monthly haten in linu. In other insurance premium, as the case may be
 - II takes appoint assessments, fire and ther hazard insurance premiums,
 - III conterest in the note secured hereby, and
 - $\langle IV \rangle$ at strication of the principal of Sardon ete
 - Any deficiency in the amount of any such aggregate to othly payment, shall unless tade good by the Mortgagor prior to the law date of the next cash payment, constitute an event of default under this runtgage. The Mortgagee may collect a class character of the exceed (DBC) sector each dellar (\$1) of each payment rore than fifteen (15) days in arrears to cover the extra expense my lived in his thing delinquent payments.
- 3 in the total of payments made by the Mortgagor under (b) of 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 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 mistrance 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 Secretary of Housing and Urban Development, 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 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 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 permut 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 true to time by the Mortgagee against loss by fire and other hazards, casualties and contincenties in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premia soon 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 Mortgaree and have attached thereto loss parable clauses in favor of and in term 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 Wortgagor, 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.
- 8. That if the premises, or any part thereof, be condemned under any power of eminent 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 paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not

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