

3. That he agrees with and consents to the monthly payments of principal and interest to be made by him to the Mortgagor on the principal of the indebtedness and to the interest on the same.

4. That he agrees with and consents to the payment of taxes, assessments, insurance premiums, and other charges which may be levied on the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

5. That he agrees with and consents to the payment of all expenses of the operation of the National Housing Act and any other expenses of the Federal Government of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

6. That he agrees with and consents to the payment of all expenses of the Secretary of Housing and Urban Development of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

7. That he agrees with and consents to the payment of all expenses of the Secretary of Housing and Urban Development of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

8. That he agrees with and consents to the payment of all expenses of the Secretary of Housing and Urban Development of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

9. That he agrees with and consents to the payment of all expenses of the Secretary of Housing and Urban Development of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

10. That he agrees with and consents to the payment of all expenses of the Secretary of Housing and Urban Development of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

11. That he agrees with and consents to the payment of all expenses of the Secretary of Housing and Urban Development of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

12. That he agrees with and consents to the payment of all expenses of the Secretary of Housing and Urban Development of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

13. That he agrees with and consents to the payment of all expenses of the Secretary of Housing and Urban Development of Canada, including the cost of the services of the Royal Canadian Mounted Police, in respect of the property described in Schedule "B" and shall remain in effect until November 1st, 1961.

14. That the total of payments made by the Mortgagor under (b) of paragraph 2 preceding shall exceed the amount of payment previously made by the Mortgagor for taxes or assessments or insurance premiums as the case may be such excess of the amount so paid by the Mortgagor shall be credited on subsequent payments to be made by the Mortgagor, or otherwise, 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 may pay to the Mortgagor any amount necessary to make up the deficiency on or before the date when payment of such taxes and assessments and insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagor, in accordance with the provisions of the above quoted treaty, full payment of the entire indebtedness represented thereby, the Mortgagor shall be entitled to apply the amount of such indebtedness credit to the account of the Mortgagor all payments made under the provisions of (a) of paragraph 1 hereof which the Mortgagor has not become obligated to pay to the Secretary of Housing and Urban Development, and may take such remaining in the funds accumulated under the provisions of (b) of paragraph 2 preceding. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered thereby, or if the property is otherwise acquired after default, the Mortgagor shall apply, at the time of the commencement of such possession, 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 above quoted treaty, and the property, at any payment which shall have been made under (a) of paragraph 2.

15. That he will pay all taxes, assessments, insurance premiums, and other, commercial or municipal charges, fines, compensation, or penalties, which may be levied on the property described in Schedule "B" and in default thereof the Mortgagor may pay the same and shall be entitled to deduct the amount of the same from the note for the Mortgagor. If the Mortgagor fails to make any payment when due, or when any other payments for taxes, assessments, or the like, the Mortgagor may pay the same and accumulate unpaid interest at the rate set forth in the note secured hereby from the date of the failure to make such payment in the amount of:

16. That he will keep the property in good order and condition as the same now and will not commit or permit any waste thereto, damage or deterioration and to do excepted.

17. That he will keep the property in a existing, otherwise situated on the property insured as may be required from time to time by the Mortgagor against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagor and will pay promptly, when due, the premium on such insurance, provided payment of which has not been made heretofore. All insurance shall be carried in companies approved by the Mortgagor and the policies and renewals thereof shall be held by the Mortgagor and shall contain there to loss payable clauses in favor of and in form acceptable to the Mortgagor. In event of loss, Mortgagor will give immediate notice in writing to the Mortgagor, who may make speed of loss if not made promptly by Mortgagor, and such insurance company concerned is hereby authorized and directed to make payment to such loss directly to the Mortgagor instead of to the Mortgagor and Mortgagor jointly, and the insurance proceeds of any part thereof may be applied by the Mortgagor at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, further transfer of title to the Mortgaged property on extinguishment of the indebtedness secured hereby, all rights, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser of the same.

18. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default by Mortgagor, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagor 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.

19. 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 Mortgagor and shall be paid forthwith to the Mortgagor to be applied by it on account of the indebtedness secured hereby, whether due or not.