

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 Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

- (a) An amount sufficient to provide the holder hereof with a check to pay the monthly payments due under the note and the note secured hereby, one amount to pay monthly charges in lieu of taxes, and one amount to pay monthly taxes held by the Secretary of Housing and Urban Development, as follows:
 - I. If and so long as said monthly charges are held by the Secretary of Housing and Urban Development, the National Housing Act, an amount sufficient to pay in full the monthly charges in lieu of taxes, which shall be set aside and paid to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder.
 - II. If and so long as said monthly charges are held by the Secretary of Housing and Urban Development, an amount sufficient to pay in full the monthly charges in lieu of taxes, which shall be set aside and paid to the Secretary of Housing and Urban Development, as follows:
 - (1) A sum equal to the amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
 - (2) A sum equal to the amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
 - (3) A sum equal to the amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (b) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (c) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (d) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (e) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (f) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (g) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (h) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (i) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (j) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (k) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (l) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (m) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (n) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (o) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (p) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (q) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (r) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (s) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (t) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (u) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (v) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (w) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (x) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (y) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.
- (z) The amount of any taxes, plus the premiums payable for the same, as to the property, improvements and other buildings on the premises, the mortgage interest taxes and the monthly charges of the Mortgagee, as estimated by the Mortgagee, less the amount of any such taxes and premiums actually paid by the Mortgagor.

3. If the total of payments made by the Mortgagor under (a) of paragraph 2 preceding herein 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 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 (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 hereunder, 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 the note secured hereby, or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all such payments shall be a part of the interest set forth in the note secured hereby from the date such payments and shall be secured by this mortgage.

5. That he will keep the premises insured, under other conditions as they are now, and will not commit or permit any waste thereon, or any damage to or destruction of the same.

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 Mortgagee, and will pay promptly, when due, any premiums on such insurance, and will deliver to the Mortgagee, when such payments shall be made hereunder, to. All insurance shall be maintained in the name of the Mortgagee, and the policy or policies thereon shall be held by the Mortgagee, and the proceeds therefrom shall be applied to the payment of the debt secured hereby. In event of loss, Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss, and may make payment for such loss directly to the Mortgagee, or to the Mortgagee 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 hereon, or to the restoration or repair of the property damaged. In event of the closure of this mortgage or other transfer of title to the mortgaged property, in extinction of the indebtedness secured hereby, all right, title, and interest of the Mortgagee, and to any insurance policies then in force, shall pass to the purchaser or transferee.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises, then and after any default hereunder, and shall defend proceedings re-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 Mortgagee to the Mortgagee, and shall be paid forthwith to the Mortgagee to be applied by it, in and to the satisfaction of the debt secured hereby, whether law or not.

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