

the policies of insurance required to be obtained and kept in force by the Mortgagor under this Mortgage. In addition, upon notice from the Mortgagee, the Mortgagor shall deposit with the Mortgagee such sum of money which, together with such monthly installments, shall be sufficient to pay all the Impositions and insurance premiums at least thirty (30) days prior to the due date thereof. If the amounts of any Impositions are not ascertainable at the time any deposit is required to be made, the deposit shall be made on the basis of the amounts of the Impositions for the prior tax year and, upon the amounts of the Impositions being fixed for the then current year, the Mortgagor shall, upon notice from the Mortgagee, deposit any deficiency with the Mortgagee. If the amount of the insurance premiums is not ascertainable at the time any deposit is required to be made, the deposit shall be made on the basis of the amount of the insurance premiums for the prior year of the policy or policies, and, upon the amount of the insurance premiums being fixed for the then current year of the policy or policies, the Mortgagor shall, upon notice from the Mortgagee, deposit any deficiency with the Mortgagee. If on a date 30 days prior to the due date for the payment of any of the Impositions or the insurance premiums there shall be insufficient funds on deposit with the Mortgagee to pay the same, the Mortgagor shall, upon notice from the Mortgagee, forthwith make a deposit with the Mortgagee in the amount of such deficiency. The funds so deposited with the Mortgagee