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- 2. That, together, with, all in addition to, the (annual( (semi-annual) (monthly) payments of principal and interest payable under the terms of the note secured hereby, he will pay to the M'rtgagee until the said note is fully paid, the following sums:
- (a) If this mortgage and the said note secured hereby are insured under the provisions of the National Housing Act and so long as they continue to be so insured, (one-half ) (one-twelfth 1/12) of the annual mortgage insurance premium for the purpose of putting the Mortgagee in funds with which to discharge its obligation to the Federal Housing Administrator for mortgage immurance premiums, at or before the date same become due, pursuant to the provisions of Title II of the National Housing Act, as amended, and regulations thereunder; the Mortgagee shall, on the termination of its obligation to pay mortgage insurance premiums, credit to the account of the Mortgagor all payments made under the provisions of this subsection which the Mortgagee has not Decome obligated to pay to the Federal Housing Administrator.
- (b) An installment of the ground rents, if any, and of the taxes and assessments levied or to be levied against the premises covered by this mortgage; irrigation and drainage charges, if any, and an installment of the premium or premiums that will become due and payable to renew the insurance on the premises covered hereby against loss by fire or such other hazard as may reasonably be required by the Mortgagee in amounts and in a company or companies satisfactory to it. Such installments shall be equal, resepctively, to (one-half(\frac{1}{2})) (one-twelfth (1/12)) of the annual round rent, if any, plus the estimated premium or premiums for such insurance, irrigation and drainage charges, if any, taxes and assessments next due (as estimated by the Mortgagee), at or the date on which the same become due or delinquent, less all installments already paid therefor. The Mortgagee shall hold said payments in trust to pay such ground rents, if any, premium or premiums, taxes and assessments and irrigation and drainage charges, if any, before the same become delinquent.
- (c) All payments mentioned 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 Mortgagor (annually) (semi-annually) (monthly) in a single payment to be applied by the Mortgagee to the following items in the order set forth;
  - (I) premium charges under the contract of insurance with the Federal Housing Administrator:
- (II) ground rent, if any, taxes, assessments, irrigation and drainage charges, if any, fire and other hazard premiums:
  - (III) interest on the note secured hereby; and
  - (IV) amortization of the principal of said note.

Any deficiency in the amount of such aggregate periodic payment, shall, unless made good by the Mortgagor within thiry (30) days thereafter, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents (2¢) for each dollar (\$\frac{1}{2}\$) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. That 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 Mortgagoe for ground rents, of taxes and assessments, irrigation and drainage charges or insurcance premiums, as the case may be, as the excess shall be credited by the Mortgagor under (b) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes and assessments, irrigation and drainage charges or insurance premiums, as the case may be, when the same shall become due and payable, then the work of insurance premiums, as the case may be, when the same shall become due and payable, then the before the date when payment of such ground rents, taxes, assessments, irrigation and drainage charges, 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 Federal Housing Administrator, and any dealance remaining in the funds accumulated under the provisions of (b) of paragraph 2 hereof.

The Hortgagee shall be a default under any of the provisions of this mortgage resulting in a public shall be of the premises covered hereby or if the Mortgagee acquires the property otherwise after default the Mortgagee shall apply, at the time of the commencement of such proceedings or at the time the composition of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid apparagraph 2 preceding, as a credit against the amount of principal then remaining unpaid apparagraph 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