at that time it is insured under the provisions of the National Housing Act the villiple to the Workland and insurance premium charge of one per centum (1) of the original principal of antitiers to explicit in the election days each premium charges which would have been paralled to the outgage has continued to be insured until maturity, such paralled to be applied by the Workland of the Abhastian to the Secretary of Housing and Urban Development on account at a strage insurance.

- 2. That, together with, and in addition to, the monthly payments of principal and interest parable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day if each month intri the said note is fully paid, the following sums:
 - As as unit sufficient to provide the holder here if with funds to pay the next of orthogonic manuely remains if this instrument and the note sequred hereby are insured, or a monthly charge on lineal if a mortgage insurance premium of they are held by the Secretary of Housing and Urban Development as follows:
 - (1) If and so long as said note of even date and this instrument are insured or are reinstred under the provisions of the National Housing Act, an amount sufficient to a concilete in the hands of the holder need or into incirclosts due date the annual northage insurance premium, in order to provide such holder with foods to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act has amended, and applicable Regulations thereunder, or
 - (II) If and so long as said note of ever date and this instrument are held by the So motors of Housing and Orban Development as monthly charge on local flactorization of insurance previous which shall be in an insurant equal to perturb fixed eventure flattering that the eventure flattering into account delinquencies or preparations,
 - A sum equal to the or undirents, if one new fee plus the products that will new here we fee anipavarie in policies of fire ani other hazari insurance of vertice than intraced principles takes anilasses ments new five in the mortgaged prights call as estimate his the Mirror, eer less all sums alread, paid therefor divided by the number of minths to elapse before the 1 minth principle date as one subground rents, premiums takes, and assessments will be one delinquent, such some to be held to Mirror, entered to trust to pay said ground rents, premiums, takes, and special assessments, and all payments mentioned to the two trending subsections of this paragraph and all payments to be made under the note secure investigation whill be added to either and the acquarte amount there is shall be passible the Mirror, reach month in a consider payment. To explicit the Mirror, the fill wing there in the order store.
 - I precise that, and entire contract of an extraction with the Secretary of Housery and Entire Development of monthly
 that, our lieus for other mestrance precises as the case may be;
 - . His taxes, special assessments, fire and their hazard insurance premiums,
 - .III interest on their telegraph hereby, and
 - AVV amortizati not the grin ipal of said note
 - Any deficients in the amount of any such aggregate monthly parment, shall unless made good by the Mortgagor prior to the due date of the next such parment, constitute an event of default under this mortgage. The Mortgagee may collect a titate charge? not to exceed the cents of the each dollar (\$1) if each parment more than fifteen (15) days in arrears to cover the extra expense in a lived in handling delinquent parments.
- 3. 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 Mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess, at the option of the Mortgagee, 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 boof 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 to 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 be 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 1999 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 paydishall 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 permit 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 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 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 Mortgagee and have attached thereto loss payable clauses in favor of and in form 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 Mortgagor, 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.

328 BV.2