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3. If the total of the payments made by the Mortgagor under [illegible] paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes, assessments, insurance premiums and ground rents as shall be required to be paid by the Mortgagor under the terms of this mortgage, such excess, at the option of the Mortgagor, shall be credited on subsequent payments to be made by the Mortgagor for such items, or shall be refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under the terms 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, 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 credit to the account of the Mortgagor on the books of the Mortgagee any balance remaining in the funds accumulated under the provisions 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 Mortgagee acquires the property otherwise after default, the Mortgagee, at the time of commencement of such proceedings, or at the time the property is otherwise acquired, shall apply the balance remaining in the funds accumulated under the provisions of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note and hereby, and shall properly adjust any payments which shall have been made under 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 mortgage, other than payments of taxes, assessments, or the like, the Mortgagee may pay the same, and the amount so paid shall immediately become due and payable and bear interest at the rate secured hereby from the date of such advance and shall be secured by this mortgage.

5. That he will keep the premises in good repair and in good 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 or renewals 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 in case a default shall occur in the payment of the indebtedness or any part thereof or in the performance of any agreement contained herein, or upon the commencement of any suit for the foreclosure of this mortgage, or upon the commencement of any other judicial proceeding to enforce any right or lien hereunder, then from time to time thereafter, and during the pendency of such proceedings, the Mortgagee shall have the right to apply to any court having jurisdiction to cause a receiver to be appointed of the rents, issues, and profits of the premises covered hereby, and of all the estate, income, control and management of the premises covered hereby, and of all the income, rents, issues, and profits thereof, with such power as such court may confer, and such receiver, upon entering on his duties, shall be entitled to take possession of, collect and receive the income, rents, issues, and profits of the premises covered hereby, and shall be liable to account only for the net income, rents, issues, and profits received by him, and such receiver, in his discretion, may lease the premises covered hereby, or any part thereof, for such period or periods of time and upon such terms as may be approved by such court, and shall be empowered to collect the rents, issues, and profits of the premises covered hereby during the pendency of such foreclosure suit and during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when the Mortgagor, its successors or assigns, may be entitled to redemption, and such receiver, in his discretion, may make such repairs to the premises covered hereby as such court may authorize, and may do any and all other things in connection with those actions which such court may authorize and which may be necessary or desirable to conserve the property covered hereby, and such receiver shall be entitled to receive a reasonable compensation for his services, and such compensation, together with all expenses of such receivership, including reasonable attorney's fees, shall be a lien upon the premises covered hereby, prior to any other lien or encumbrance upon the premises covered hereby, and such receiver, in his discretion, may apply the net income, rents, issues, and profits received by him, 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 Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

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