[illegible]

[illegible] Mortgagee [illegible] the amount of payments made to the Mortgagee [illegible] the amount shall be in excess of the [illegible] the Mortgagee shall credit such payments made to the Mortgagor or refunded to the Mortgagor. If [illegible] this paragraph 2 preceding shall not be sufficient to pay taxes and assessments and [illegible] due and payable, then the Mortgagor shall [illegible] the Mortgagee [illegible] before the date when payment of such taxes, assessments and [illegible] the Mortgagee [illegible] the Mortgagee [illegible] the Mortgagee [illegible] with the [illegible] the principal indebtedness represented hereby. The Mortgagee will [illegible] the principal indebtedness credit to the account of the Mortgagor all payments made under the provisions of [illegible] which the Mortgagee has not become obligated to pay to the taxing authorities [illegible] and [illegible] remaining in the funds accumulated under the provisions of [illegible] paragraph 2 hereof. If there shall be default under any of the provisions of this [illegible] 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 the provisions of paragraph 2 preceding as a credit against the amount of principal then remaining unpaid under said note secured hereby, and shall properly adjust any payments which shall have been made under said paragraph 2.

3. That he will pay all taxes, assessments, water rates and other governmental or municipal charges, fines, impositions, for which provision has not been made hereinbefore or 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 for taxes, assessments or the like, the Mortgagee may pay the same and the amount so paid shall be payable to the Mortgagee on the demand of the Mortgagee with interest from the date of such advance and shall be secured by this mortgage.

4. 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.

5. 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.

6. That in the event of default the rents, issues and profits of the mortgaged premises from and after any default hereunder and during the pendency of such proceedings shall be instituted pursuant to this instrument, then the Mortgagee shall [illegible] 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 [illegible] and the payment of the debt secured hereby.

7. 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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