2. That [illegible] the terms of the [illegible] and [illegible] as follows, viz:

A. [illegible]

I. [illegible]

II. [illegible]

[illegible]

III. [illegible]

IV. [illegible]

[illegible]

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 or assessments or insurance premiums, as the case may be, such excess, at the option of the Mortgagor, 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 [illegible] 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 [illegible] the amount then [illegible] indebtedness to the credit of the Mortgagor all payments made under the provisions of [illegible] 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 [illegible] 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 the provisions of [illegible] paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note, and shall properly adjust any payments which shall have been made under [illegible] paragraph 2.

4. That he will promptly pay all taxes, assessments, water rates and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinbefore, or within five days before the same shall become delinquent, whichever shall be earlier, and will promptly deliver to the Mortgagee receipts therefor. If the Mortgagor fails to make any payment provided for in this mortgage, or any part thereof, or any taxes, assessments or the like, the Mortgagee may pay the same, and the amount so paid shall bear interest at the rate set forth in the note secured hereby from the date of such payment and shall be secured by this mortgage.

5. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as they are now and will not commit or permit any waste thereof. [illegible] and maintained.

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 it is hereby agreed that in the event of default hereunder or default under any of the provisions of this instrument, then the Mortgagee shall have the right to take actual or [illegible] possession of the said premises, and to rent the same, and out of the rents, issues and profits shall pay all charges and expenses attending such proceedings and the execution of the 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 or notes hereby secured, are hereby assigned by the Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied on account of the indebtedness secured hereby, whether due or not.

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