Together with all and singular the rights, members, hereditiments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever

The Martgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, couvey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Martgagor further covenants to warrant and forever defend all and singular the premises unto the Martgagee forever, from and against the Martgagor and all persons whomseever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more mentally payments on the principal that are next due on the note, on the first day in month prior maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment; and, provided, further, that in the event the debt is paid in full prior to maturity and at that time it is insured under the provisions of the National Housing Act, he will pay to the Margagee an insurance premium charge of one per centum (1%) of the original principal amount thereof, except that in no event shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if the mortgage has continued to be insured until maturity; such payment to be applied by the Mortgagee upon its obligation to the Secretary of Housing and Urban Development on account of mortgage insurance.
- 2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:
  - (a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Uthan Development, as follows:
    - (I) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sefficient to accumulate in the hands of the bolder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or
    - (II) If and so long as said note of even date and this instrument one held by the Secretary of Housing and Urban Development, a monthly charge (in line of a martyage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (4) per centum of the average outstanding balance due on the note computed without laking into account delinquencies or prepayments;
  - (b) A sum equal to the ground tents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus tures and assessments next due on the mortgaged property (all us estimated by the Mortgage) less all sums already poid therefor divided by the number of months to alpose before one (1) month prior to the date when such ground reals premiums, taxes, and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay naid ground tents, premiums, (axes, and successments); and
  - (c) All payments mentioned in the two preceding subsections of this puragraph 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 each month in a single payment to be opplied by the Mortgagor to the following items in the order set forth:
    - (I) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;
    - (II) taxes, special assessments, fire and other hazard insurance premiums;
    - (III) interest on the note secured hereby; and
    - (IV) amortization of the principal of said note.

Any deficiency in the amount of any such aggregate monthly paywent, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of defoult under this mortgage. The Mortgage may collect a "late charge" not to exceed two cents (2.9) for each dollar (\$1) of each payment more than filtern (15) days in sureliss to cover the extra expense involved in bandling definquent payments.

3. If the total of the payments made by the Mortgager 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 shall be credited by the Mortgager on subsequent payments to be made by the Mortgager. If, however, the monthly payments made by the Mortgager under (b) 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 Mortgager shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when the Mortgage, 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 Mortgage all payments made under the provisions of (a) 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 accountated under the provisions of (b) of paragraph 2 hereof. If there shall be a definal 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