

Together with all and singular the premises hereunto in any way, manner, or form, by any way, means, or device, and including all benefits, allowances, and annuities, in connection with the real estate herein mentioned.

TO HAVE AND TO HOLD all and singular the premises hereunto forever.

The Mortgagee covenants that he is lawfully seized of the premises hereunto, and that he has good title and quiet enjoyment, as well as that the premises are free and clear of all liens and encumbrances, and that he has ever defaced all and singular the premises hereunto, and that he will defend the same whosoever lawfully claiming the same in any way, manner, or form.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the mortgage, as provided in the times and in the manner herein provided, including a provision for one or more monthly payments on the principal and interest, to maturity, provided, however, that the first payment shall be made (30) days prior to maturity, and provided, further, that the amount of any such payment at that time it is required under the provisions of this paragraph shall be the amount of the monthly premium charge of one per centum (1%) of the unpaid principal balance of the mortgage, the adjusted premium charge the mortgagee shall pay to the Secretary of Housing and Urban Development or to such other authority as the mortgagee has continued to be notified shall, until the Secretary of Housing and Urban Development is fully paid, the following sums:

- (a) An amount sufficient to provide the Federal land bank with interest on the principal amount and the note secured hereby, and monthly charge in lieu of mortgage insurance premium held by the Secretary of Housing and Urban Development, as follows:
 - (i) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, an amount sufficient to accumulate in the fund of the note, on (1) from the date the annual mortgage insurance premium is due to the Secretary of Housing and Urban Development, pursuant to the Federal Housing Administration Regulations thereunder;
 - (ii) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note secured hereby, until the account is liquidated or prepayment;
- (b) A sum equal to the ground rents, if any, hereon due, plus the premiums that shall be payable on policies of fire and other hazard insurance covering the mortgaged premises, plus the amount of the assessments of fire and other hazard insurance (all as estimated by the Mortgagee) and all other charges payable for the purpose of insuring, assessing, before one (1) month prior to the date when such ground rents, premiums, taxes, and assessments will become due, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes, and assessments, and
- (c) All payments mentioned in the two preceding provisions of this paragraph and all payments to be made under a note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagee each month in a single payment to be applied by the Mortgagee to the following items in the order herein:
 - (i) premium charge, under the contract of insurance with the Secretary of Housing and Urban Development, in lieu of 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 payment shall, unless made good by the Mortgagee prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents (2c) for each dollar (\$1) of each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

3. If the total of the payments made by the Mortgagee 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 Mortgagee on subsequent payments to be made by the Mortgagee. If, however, the monthly payments made by the Mortgagee 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 Mortgagee 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 Mortgagee 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 Mortgagee all payments made under the provisions of (c) of paragraph 2 hereof which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, plus any balance remaining in the funds accumulated under the provisions of (b) 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

This Mortgage Assigned to United Life & Accident
Insurance Co.
Cathedral Investment Co.
on 29 day of June 1971 Assignment recorded
in Vol 1197 of R. E. Mortgages on Page 596
Chs. 7 of July 1971. # 519