Together with all and singular the [illegible]
any way incident or [illegible]
and including all heating, [illegible]
connection with the said [illegible]

TO HAVE AND TO HOLD, all and singular [illegible]
forever.

The Mortgagor covenants that he is [illegible]
solute, that he has good right and lawful [illegible]
are free and clear of all liens and [illegible]
ever defend all and singular the premises [illegible]
sons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of [illegible]
the times and in the manner herein provided. Prepayment [illegible]
to one or more monthly payments on the principal [illegible]
to maturity; *provided, however*, that written notice of [illegible]
(30) days prior to prepayment; and, *provided, further*, [illegible]
at that time it is insured under the provisions of the [illegible]
ance premium charge of one per centum (1%) of the [illegible]
the adjusted premium exceed the aggregate [illegible]
gage has continued to be insured until maturity, [illegible]
to the Secretary of Housing and Urban Development [illegible]

2. That, together with, and in addition to, the monthly payments [illegible]
terms of the note secured hereby, he will pay to the Mortgagee, on the first day [illegible]
is fully paid, the following sums:

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium [illegible]
ment and the note secured hereby are insured [illegible]
held by the Secretary of Housing and Urban Development [illegible]

(I) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development under the National Housing Act, an amount sufficient to accumulate in the hands of the Mortgagee one (1) month prior to the date the annual mortgage insurance premium [illegible] payable to the Secretary of Housing and Urban Development pursuant to the National Housing Act and Regulations thereunder; or

(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) [illegible] twelfth (1/12) of one-half (½) per centum of the average outstanding balance due on the loan [illegible] into account delinquencies or prepayments;

(b) A sum equal to the ground rents, if any, next due, plus the premiums next due on all policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one (1) month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and assessments;

(c) All payments mentioned in the two preceding subsections of this paragraph and all payments in the same subsections of 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 applied by the Mortgagee 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 payment, shall unless made good by the Mortgagor 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 (2¢) 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 Mortgagor 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 Mortgagor. If, however, the monthly payments made by the Mortgagor 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 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, in computing the amount of such indebtedness, credit to the account of the Mortgagor all payments made under the provisions of *(a)* of paragraph 2 hereof which the Mortgagee has not theretofore paid to pay to the Secretary of Housing and Urban Development, and 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 after

CERTIFICATE OF [illegible]