To Have and to Hold

The Mortgagor covenants that he is

(or such other estate, if any, as is stated

or encumber the same, and that the

herein otherwise recited. The Mortgagor

premises as herein conveyed, unto the Mortgagee

lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. He will promptly pay the principal and interest on the

time and in the manner therein provided. Privilege is reserved to prepay at any time, without penalty or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars ($100.00), whichever is less.

2. 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 as trustee (under the terms of this trust as hereinafter stated) on the first day of each month until the said note is fully paid

(a) A sum equal to the ground rents, 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, (all as estimated by the Mortgagee and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse prior to the date when such ground rents, premiums and taxes will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums and taxes

(b) The aggregate of the amounts payable pursuant to subparagraphs (a) and (b) shall be paid in a single payment each month, to be applied to the following items in the order stated:

(i)

(ii)

(iii)

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. Mortgagee may collect a "late charge" not to exceed four cents (4¢) for each dollar (for each payment more than fifteen days in arrears, to cover the extra expense involved in handling delinquent payments. If the total of the payments made by the Mortgagor under (a) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagee for ground rents, taxes or insurance, or shall be less than the amount necessary therefor, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor, at the option of the Mortgagee. If, however, the monthly payments made by the Mortgagor under (a) of the preceding paragraph shall not be sufficient to pay ground rents, taxes 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 within thirty days from the date notice is mailed by the Mortgagee to the Mortgagor requesting payment thereof. Upon payment in full of all sums secured by this mortgage, the Mortgagee shall promptly refund to the Mortgagor any funds held by the Mortgagee. 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 Mortgagee acquires the property otherwise 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 amount then remaining in the funds accumulated under (a) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note.