To HAVE AND TO HOLD, all and singular the said property unto the Mortgages, its successors and assigns furever.

The Mortgagor covenants that he is lawfully setsed of the premises hereinabove described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatenever except as herein otherwise recited. The Mortgagor further devenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgages forever, from and against the Mortgagor and all passons whomeover lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. He will promptly pay the principal of and Therest on the indebtedness evidenced by the said note, at the time and in the manner therein provided. Privilege is reserved to propay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$10%.0%). 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 Mortgagos as trustee (under the terms of this trust as hershalter stated) on the first day of each month until the said note is fully paid:
 - (a) A sum equal to the ground reats, if any, next due, plus the premiums that will next become due and maratis on policies of fire and other hazard insurance covering the mortgaged property. Dies taxes and assessments next due on the mortgaged property (all as estimated by the Mortgages, and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse before one 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 special assessments.
 - (b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable up the note secured hereby, shall be paid in a single payment each month, to be applied to the following thems in the order stated:
 - (1) taxes, special assessments, fire and other hazard highrance premiums;
 - (ii) Interest on the note secured hereby; and
 - (in) amortisation of the principal of said note.

Any definiency in a smount of 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. At Mortgages's option, Mortgagor will pay a "late charge" not exceeding four payments of any installment when paid incre than ditteen (18) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby. Something the property of the second second

3. If the total of the payments made by the Mortgagor Wilder (a) of payagraph 2 preceding shall exceed the payments shall not be suitioned to pay shou trens when the same stait become the shut payeds, then the Mortgagor shall pay to the Mortgagos as trustee any amounts increasely to make up the deliciency. Such payment will be made within thirty (30) days after written notice from the Mortgagos stating the amounts of the deliciency, which notice may be given by mail. If at any time the Mortgagos and tender to the Mortgagos and the note secured hereby, full payment of the entire indebtedness increasented thereby, the Mortgagos as trustee shall, in computing the amount of the mortgagos are trustee shall, in computing the amount of the Mortgagos any credit to the security of the Mortgagos any credit to the provisions of the provisions of the premises covered shall be a default under any of the provisions of this mortgage resulting in a middle sate of the premises covered.