

2. That the holder will, 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, or the Trustee thereof, until the said note is fully paid, the following sums:

A. The monthly payments of principal and interest payable to the Mortgagee, or the Trustee thereof, under the terms of the note secured hereby, and the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, as follows:

I. In the event the mortgage is insured under the National Housing Administration Mortgage Insurance Program, the National Housing Administration shall pay to the Mortgagee, or the Trustee thereof, the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, under the terms of the program.

II. In the event the mortgage is insured under the National Housing Administration Mortgage Insurance Program, the Mortgagee, or the Trustee thereof, shall pay to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, under the terms of the program.

A. The holder will, in addition to the monthly payments of principal and interest payable to the Mortgagee, or the Trustee thereof, under the terms of the note secured hereby, he will pay to the Mortgagee, or the Trustee thereof, the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, under the terms of the program. The Mortgagee, or the Trustee thereof, shall pay to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, under the terms of the program.

III. In the event the mortgage is insured under the National Housing Administration Mortgage Insurance Program, the Mortgagee, or the Trustee thereof, shall pay to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, under the terms of the program.

IV. In the event the mortgage is insured under the National Housing Administration Mortgage Insurance Program, the Mortgagee, or the Trustee thereof, shall pay to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, under the terms of the program.

V. In the event the mortgage is insured under the National Housing Administration Mortgage Insurance Program, the Mortgagee, or the Trustee thereof, shall pay to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, under the terms of the program.

3. That if the holder fails to make the monthly payments of principal and interest payable to the Mortgagee, or the Trustee thereof, under the terms of the note secured hereby, the Mortgagee, or the Trustee thereof, may declare the note secured hereby to be in default. The Mortgagee, or the Trustee thereof, may also declare the note secured hereby to be in default if the holder fails to pay to the Mortgagee, or the Trustee thereof, the monthly payments of principal and interest payable to the Secretary of Housing and Urban Development, or the National Housing Administration, as applicable, under the terms of the program.

4. That the title of payments made by the Mortgagee under (a) of paragraph 2 preceding shall exceed the amount of payments made by the Mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess if the Mortgagee, or the Trustee thereof, at all be credited to subsequent payments to be made by the Mortgagee, or the Trustee thereof, to the Mortgagee, or the Trustee thereof. If however the monthly payments made by the Mortgagee under (a) 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, or the Trustee thereof, 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 amount of the Mortgagee all payments made under the provisions of (a) of paragraph 2 thereof which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the fund accumulated under the provisions of (a) of paragraph 2 thereof. 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 default, the Mortgagee shall apply, at the time of the common sale of said property, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (a) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under the note secured hereby, and if such proceeds adjust any payments, when made, as have been made under (a) of paragraph 2.

5. That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, that shall hereafter be levied upon the premises, and in default thereof the Mortgagee may pay the same, and that he will promptly remit to the Mortgagee all receipts therefor. If the Mortgagee fails to make such payments provided for in this instrument, then payments for taxes, assessments, or the like, the Mortgagee shall pay to the holder, or his assigns, or to the Trustee of the note, or to either the note secured hereby or to the Trustee of the note secured hereby, as the case may be.

6. That he will keep the premises in as good order and condition as they are now, and will not commit or permit any waste thereof, or any other act, and he is excepted.

7. That he will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time to the Mortgagee against loss by fire and other hazards, casualties, and contingencies, in such amounts and for such periods as may be required by the Mortgagee, and will pay promptly, when due, the premiums on such insurance, upon the condition of payment of which has not been made heretofore. All insurance shall be obtained in companies approved by the Mortgagee, and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss, Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss, if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagee and Mortgagee jointly, and the insurance proceeds, in any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the Mortgagee in and to any insurance policies then in force shall pass to the purchaser or grantee.

8. That he hereby does pay all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

9. That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this mortgage, and the note secured hereby remaining unpaid, are hereby assigned by the Mortgagee to the Mortgagee, and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.