

That together with and in addition to the monthly payments of principal and interest hereunder the terms of the note secured hereby he will pay to the Mortgagee on the first day of each month until the debt is fully paid the following taxes:

- A. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the City of St. Louis, Missouri, and the County of St. Louis, Missouri.
- B. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- C. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- D. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- E. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- F. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- G. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- H. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- I. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- J. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- K. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- L. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- M. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- N. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- O. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- P. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- Q. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- R. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- S. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- T. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- U. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- V. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- W. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- X. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- Y. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.
- Z. The taxes on the premises hereunder mortgaged, including the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration, and the taxes on the improvements thereon, as shown on the tax maps of the National Housing Administration.

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That the taxes and payments made by the Mortgagee in respect of property taxes hereunder shall exceed the amount of payments made by the Mortgagee for taxes, assessments, or charges of any kind, as the case may be, which exceed the then current rate of interest on the mortgage, or shall be credited to subsequent payments to be made by the Mortgagee or referred to the Mortgagee. If however the monthly payments made to 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 the 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 compute the amount of such indebtedness, credit to the amount of the Mortgagee all payments made under the provisions of (a) of paragraph 2 hereof which the Mortgagee has not become obligated 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 default, the Mortgagee shall apply at the time of the commencement of such proceedings at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (b) of paragraph 2 preceding as a credit against the amount of principal then remaining unpaid under the note secured hereby, and it is hereby agreed that any payments which shall have been made under (a) of paragraph 2

That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, impositions, or penalties which are or may hereafter become due and payable in respect of the premises hereunder mortgaged, and that he will promptly deliver the title to the Mortgagee. If the Mortgagee fails to make any payments required hereunder for taxes, assessments, or the like, the Mortgagee may pay the same and his name and interest in the debt secured hereby shall be secured hereby from the date of such charges and shall be secured by the mortgage.

That he will keep the premises in an improved condition as they are now and will not commit or permit any waste thereof, or any other waste and tear excepted.

That he will keep the premises hereunder mortgaged insured 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, any premiums on such insurance, payment of which has not been made heretofore. All insurance shall be carried 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, or 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 transferee.

That he hereby assigns 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.

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.

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