

UNIFORM COVENANTS, CONDITIONS AND RESTRICTIONS

1. **Payment of Principal and Interest.** Borrower shall pay to Lender... the principal and interest... due hereunder...

2. **Funds for Taxes and Insurance.** Subject to applicable law... Lender shall apply the Funds to pay... taxes, assessments, insurance premiums and ground rents...

The Funds shall be held in an institution... Lender shall apply the Funds to pay... taxes, assessments, insurance premiums and ground rents...

If the amount of the Funds held by Lender... shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents...

Upon payment in full of all sums secured by this Mortgage... Lender shall promptly return to Borrower any Funds held by Lender...

3. **Application of Payments.** Unless applicable law provides otherwise... all payments received by Lender under the Note and paragraph 1 and 2 hereof...

4. **Charges, Liens.** Borrower shall pay all taxes, assessments and other charges... which may attach a priority over this Mortgage...

5. **Hazard Insurance.** Borrower shall keep the improvements... existing on hereafter erected on the Property insured against loss by fire...

The insurance carrier... shall be approved by Lender... provided that such approval shall not be unreasonably withheld...

All insurance proceeds... shall be paid in the manner provided under paragraph 2 hereof... and shall be applied to the mortgage debt...

Unless Lender and Borrower otherwise agree... the proceeds of such insurance shall be applied to the mortgage debt...

Unless Lender and Borrower otherwise agree... the proceeds of such insurance shall be applied to the mortgage debt...

6. **Preservation and Maintenance of Property, Easements, Condominiums, Planned Unit Developments.** Borrower shall keep the Property in a good repair and shall comply with all applicable laws...

7. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements... contained in this Mortgage...

Any amounts disbursed by Lender... shall be applied to the mortgage debt... in the order of priority set forth in this Mortgage...

8. **Inspection.** Lender may make or cause to be made... reasonable inspections of the Property... at any time...

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