

2. That together with said interest, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee on the first day of each month until the said note is fully paid the following sums:

A. An amount sufficient to pay the following taxes and assessments: (a) the taxes and assessments levied on the premises hereinafter described, and (b) the taxes and assessments levied on the premises hereinafter described by the Secretary of Housing and Urban Development.

B. Interest on the principal of this instrument as provided in the following sections of the National Housing Act and amendments thereto in the hands of the Mortgagee: (1) the interest rate shall be the actual rate in effect on the date of the payment of principal and interest; (2) the interest rate shall be the rate in effect on the date of the payment of principal and interest; (3) the interest rate shall be the rate in effect on the date of the payment of principal and interest.

C. If at any time the mortgagee shall be notified by the Secretary of Housing and Urban Development, or any other authority, that the mortgagee is in default in the payment of any of the taxes and assessments hereinbefore provided for, the mortgagee shall immediately pay to the Secretary of Housing and Urban Development the amount of such taxes and assessments, and the mortgagee shall be liable for the same.

D. All payments made by the mortgagee under the provisions of this paragraph shall be made in a lump sum at the time of the payment of principal and interest, and shall be paid to the Secretary of Housing and Urban Development. All payments made by the mortgagee under the provisions of this paragraph shall be made in a lump sum at the time of the payment of principal and interest, and shall be paid to the Secretary of Housing and Urban Development.

E. The mortgagee shall be liable for the payment of the taxes and assessments hereinbefore provided for, and shall be liable for the same.

F. The mortgagee shall be liable for the payment of the taxes and assessments hereinbefore provided for, and shall be liable for the same.

G. Any deficiency in the amount of any such payments or other payments shall, unless made good by the Mortgagee prior to the due date of the next such payment, constitute a default under this mortgage. The Mortgagee may collect a late charge of not more than one percent for each day after the first day of such payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. If the total of payments made by the Mortgagee under (b) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes or assessments or insurance premiums as the case may be, such excess, if the loan is current, at the option of the Mortgagee, shall be credited on subsequent payments to be made by the Mortgagee, or refunded to the Mortgagee. If however the monthly payments made by 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 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 account of the Mortgagee all payments made under the provisions of (b) 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, or 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 toward the amount of principal then remaining unpaid under the note secured hereby, and the proceeds of any sale of the property or of the net proceeds made under (b) of paragraph 2.

4. That he will pay all taxes, assessments, and other governmental or municipal charges, fines, or penalties, for which the mortgagee is liable, and shall be liable therefor, and shall therefor the Mortgagee may pay the same, and that he will promptly deliver to the Mortgagee, upon demand, all receipts, notices, or other documents, or the like, the Mortgagee may pay the same, and that he will pay to the Mortgagee, upon demand, all receipts, notices, or other documents, or the like, the Mortgagee may pay the same, and that he will pay to the Mortgagee, upon demand, all receipts, notices, or other documents, or the like, the Mortgagee may pay the same.

5. That he will keep the premises covered hereby in good repair and in good condition, and will not commit or permit any waste thereon, or any other act which would be injurious to the premises.

6. That he will keep the premises covered hereby in good repair and in good condition, and will not commit or permit any waste thereon, or any other act which would be injurious to the premises. The mortgagee shall be liable for the payment of the taxes and assessments hereinbefore provided for, and shall be liable for the same. The mortgagee shall be liable for the payment of the taxes and assessments hereinbefore provided for, and shall be liable for the same. The mortgagee shall be liable for the payment of the taxes and assessments hereinbefore provided for, and shall be liable for the same.

7. That he shall keep the premises covered hereby in good repair and in good condition, and will not commit or permit any waste thereon, or any other act which would be injurious to the premises. The mortgagee shall be liable for the payment of the taxes and assessments hereinbefore provided for, and shall be liable for the same. The mortgagee shall be liable for the payment of the taxes and assessments hereinbefore provided for, and shall be liable for the same.

8. That if the premises, or any part thereof, is or becomes mortgaged, or acquired for any other use, the mortgagee, 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 to the amount of the indebtedness secured hereby, whether due or not.

5960

4323 RV-2 J