

That 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 Mortgagee on the first day of each month until the same is fully paid, the following sums:

A. One cent per cent per year on the full face of the note, plus the interest thereon, to be paid in equal monthly installments to the Secretary of Housing and Urban Development.

B. And, as long as the note is in full force and this instrument is held by the Secretary of Housing and Urban Development, the National Housing Act, and all amendments thereto, in the hands of the holder, and the mortgagee is for the purpose of the National Housing Act, and all amendments thereto, the mortgagee shall, in addition to the monthly payments of principal and interest, pay to the Secretary of Housing and Urban Development, in accordance with the National Housing Act, and all amendments thereto, the following sums:

(i) If the note is in full force and this instrument is held by the Secretary of Housing and Urban Development, the mortgagee shall, in addition to the monthly payments of principal and interest, pay to the Secretary of Housing and Urban Development, in accordance with the National Housing Act, and all amendments thereto, the following sums:

A. One cent per cent per year on the full face of the note, plus the premiums that will next be due and payable on policies of fire and theft hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property, all as estimated by the Mortgagee, less all sums already paid therefor, plus the number of months to the close of the term of the note, plus the late charges, when and where applicable, premiums, taxes, and assessments, shall be paid to the Mortgagee by the Mortgagee in full on the first day of each month, and the Mortgagee shall be held to the same.

All payments made under the terms of paragraph (b) of this paragraph and all payments to be made under the same shall be paid to the Mortgagee, and the Mortgagee shall be held to the same.

1. Property taxes, when the same are assessed, with the Secretary of Housing and Urban Development, monthly, as the case may be.

II. Fire and theft hazard insurance premiums, as the case may be.

III. Taxes and assessments, when and where applicable, on the mortgaged property, and

IV. Late charges, when and where applicable, on the mortgaged property.

Any deficiency in the amount of the monthly payments shall, unless made good by the Mortgagee prior to the date of the next such payment, constitute a default under this mortgage. The Mortgagee shall collect a late charge of one cent per cent on each dollar (\$1.00) of each 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 when 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 against the amount of principal then remaining unpaid under the note secured hereby, and any property adjustment payments which have been made under (b) of paragraph 2 preceding.

4. If the Mortgagee shall, at any time, pay to the Secretary of Housing and Urban Development, in accordance with the National Housing Act, and all amendments thereto, any sum for taxes, assessments, or the like, the Mortgagee shall be held to the same.

5. The Mortgagee shall keep the premises covered hereby in good repair, and shall be held to the same.

6. The Mortgagee shall keep the premises covered hereby in good repair, and shall be held to the same.

7. The Mortgagee shall keep the premises covered hereby in good repair, and shall be held to the same.

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18. The Mortgagee shall keep the premises covered hereby in good repair, and shall be held to the same.

19. The Mortgagee shall keep the premises covered hereby in good repair, and shall be held to the same.

20. The Mortgagee shall keep the premises covered hereby in good repair, and shall be held to the same.

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