

MORTGAGE OF REAL ESTATE

hereafter attached to or used in connection with the real estate herein described.

To Have and to Hold, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagee covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will pay the indebtedness as herein before provided.

2. 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 said note is fully paid, the following sums:

(A) If this mortgage and the note secured hereby are insured under the provisions of the National Housing Act and so long as they continue to be so insured, one-twelfth ($\frac{1}{12}$) of one-half of one per centum ($\frac{1}{2}\%$) of the original principal amount of the said note for the purpose of putting the mortgagee in funds with which to discharge the mortgagee's obligation to the Federal Housing Administrator for mortgage insurance premiums pursuant to the provisions of Title II of the National Housing Act and rules and regulations thereunder. The mortgagee shall, on the termination of its obligation to pay mortgage insurance premiums, credit to the account of the Mortgagee all payments made under the provisions of this subsection which the mortgagee has not become obligated to pay to the Federal Housing Administrator;

(B) A sum equal to one-twelfth ($\frac{1}{12}$) of one-half of one per centum ($\frac{1}{2}\%$) of the amount of principal then remaining unpaid under the said note as a service charge which sum is more particularly to cover the expenses of handling the monthly payments on account of taxes, assessments, and fire and other hazard insurance hereinafter provided for, and to cover the other servicing cost in connection with this mortgage and the note secured hereby;

(C) Any installment of the taxes and special assessments levied ^{or to be levied} against the premises covered by this mortgage; and an installment of the premium or premiums that will become due and payable to renew such insurance on the premises covered hereby against loss by fire or other hazard as may be reasonably be required by the Mortgagee in amounts and in a company or companies satisfactory to the Mortgagee. The installments shall be equal respectively to the estimated premium or premiums for such insurance and taxes and assessments next due (as estimated by the Mortgagee) less all installments already paid therefor, divided by the number of months that are to elapse before one month prior to the date when such premium or premiums and taxes and assessments will become due. The Mortgagee shall hold these monthly payments in trust to pay such premium or premiums and taxes and assessments when due.

(D) All payments mentioned in the three preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid