the light authority to sell, convey, or encumber the same, and that the made should be sumbrances whatsoever. The Mortgagor further covenants and should be premises unto the Mortgagee forever, from and against the premises into the same or any part thereof.

the total and serves as follows:

the principal of and interest on the indebtedness evidenced by the said the principal aroyided. Privilege is reserved to pay the debt in whole, the monthly payments on the principal that are next due on the note, the industry provided, however, that written notice of an intention is time if least thirty (20) days prior to prepayment; and, provided, further, the said in full prior to maturity and at that time it is insured under the profit of the prior in the profit is insured in the profit in the prior to the Mortgagee an insurance premium charge of one is included in the prior to the mortgage and insurance premium charges which would have been payable if the mortgage must maturity; such payment to be applied by the Mortgagee upon its obligation of primital and payment to be applied by the Mortgagee upon its obligation.

Then injection with, and in addition to, the monthly payments of principal and interest payable was the mole month hereby, he will pay to the Mortgagee, on the first day of each month

the sild sale is fully paid, the following sums:

- Acceptable indicates and the nois secured hereby are insured under the provisions of the National insurance insurance premium for the purpose of putting the Mortgagee in funds with which to displace its obligation to the Federal Housing Commissioner for mortgage insurance premiums between to the applicable provisions of the National Housing Act, as amended, and the provisions of the National Housing Act, as amended, and the provisions of the remination of its obligation to pay many insurance premiums, credit to the account of the Mortgagor all payments made that the provisions of this subsection which the Mortgagee has not become obligated to pay to the Federal Housing Commissioner.
- (b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgages) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes, and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes, and special assessments.
- (c) All payments mentioned in the two 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 by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:
  - (I) premium charges under the contract of insurance with the Federal Housing Commissioner:
  - (II) taxes, special assessments, fire and other hazard insurance premiums;
  - (III) interest on the note secured hereby; and (IV) amortization of the principal of said note.

Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents (2¢) for each dollar (\$1) 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 the payments made by the Mortgagor under (b) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes or assessments of insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagor. If, however, the monthly payments made by the Mortgagor 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 Mortgagor 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 Mortgagor 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 Mortgagor all payments made under the provisions of (a) of paragraph 2 hereof which the Mortgagee has not become obligated to pay to the Federal Housing Commissioner, 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 etherwise 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 shall properly adjust any payments which shall have been made under (a) of paragraph 2.
- 4. That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof the Mortgages may pay the same; and that he will promptly deliver the official receipts therefor to the Mortgages.