

tenant of the holder of this mortgage and such occupant shall, on demand, pay monthly in advance to the holder of this mortgage, a reasonable rental for the space so occupied and in default thereof such occupant may be dispossessed by the usual summary proceedings.

17. And in order more fully to protect the security of said mortgage, together with and in addition to the monthly payments of principal and interest provided for in the note which this mortgage secures, the mortgagor will pay to the mortgagee on the first day of each month until the said principal sum is fully paid, an installment of the taxes levied or to be levied against said premises. Such installments shall be equal to the estimated taxes 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 taxes will become due. The mortgagee shall hold such monthly payments in trust to apply the same against such taxes, when due, with the right, however, to the mortgagee to apply, after default, any sums so received, as provided in Clause "18" hereof. Such payments and all payments to be made under the note which this mortgage secures 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. Taxes;
- II. Interest on said principal sum;
- III. Amortization of said principal sum;

Any deficiency in the amount of any such aggregate monthly payment shall constitute a default under said mortgage.

18. And if the total of the payments made by the mortgagor for taxes shall exceed the amount of the payments actually made by the mortgagee for taxes, such excess shall be credited by the mortgagee on subsequent payments of the same nature to be made by the mortgagor. If, however, said monthly payments made by the mortgagor shall not be sufficient to pay taxes 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 shall be due. If at any time the mortgagor shall tender to the mortgagee in accordance with the provisions of the note which this mortgage secures, full payment of the entire indebtedness, the mortgagee shall credit to the account of the mortgagor any balance remaining in the funds accumulated by the mortgagee for the payment of taxes. If there shall be a default under any of the provisions of said mortgage and an action or proceeding shall be commenced to foreclose said mortgage, the mortgagee shall be, and hereby is authorized and empowered to apply, at the time of the commencement of such action or proceedings, or at any time thereafter, the balance then remaining in the funds accumulated for taxes as a credit against the amount of principal then remaining upon said mortgage.

19. And the mortgagor shall have the privilege of pre-paying the entire unpaid balance of said principal sum after the 6th day of March, 1974 upon giving to the mortgagee sixty days' notice in writing of intention to make such payment and upon paying to the mortgagee as consideration therefor a sum equal to three per cent. of such unpaid balance of principal.