

and assessments and other charges described in Paragraph 2 above, next due on the mortgaged property (all as estimated by the Mortgagee), less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when each of such items will become due, such sums to be held by the Mortgagee in escrow to pay the premiums, taxes, assessments, and other charges as aforesaid.

(b) All payments mentioned in the preceding portions 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) for the purposes set forth in Paragraph 5(a) above;
- (ii) interest on the Note secured hereby; and
- (iii) 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.

(c) Mortgagor shall furnish to Mortgagee, at least thirty (30) days before the date on which the same will become subject to any interest, delinquency charge, penalty, fine, or cost, an official statement of the amount of said taxes, assessments, insurance premiums, and rents next due, and Mortgagee shall pay said charges to the amount of the then unused credit therefor as and when they become severally due and payable. An official receipt therefor shall be conclusive evidence of such payment and of the validity of such charges. Mortgagee may, at its option, pay any of these charges when payable, either before or after they become due, without notice, or make advances therefor in excess of the then amount of credit for said charges. Such sums as may