

the Note secured hereby and concurrently therewith (monthly) on the first day of each (month) after the date hereof and continuing until the said Note is fully paid, the following sums:

- (a) 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 property insurance covering the premises covered hereby, plus water rates, taxes and assessments next due on the premises covered hereby (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 such ground rents, premiums, water rates, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, water rates, taxes, and special assessments;
- (b) All payments mentioned in the preceding subsection 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 each (month) in a single payment to be applied by Mortgagee to the following items in the order set forth:
- (I) ground rents, taxes, special assessments, water rates, fire and other property insurance premiums;
 - (II) interest on the Note secured hereby;
 - (III) amortization of the principal of said Note;

11. In the event the Mortgagor fails to pay sums provided for in this Mortgage, the Mortgagee, at its option, may pay the same. Any excess funds accumulated under (a) of the preceding paragraph remaining after payment of the items therein mentioned, shall be credited to subsequent (monthly) payments of the same nature required thereunder; but if any such item shall exceed the estimate therefor, or if the Mortgagor shall fail to pay any other governmental or municipal charge, the Mortgagor shall forthwith make good the deficiency or pay the

0 3 7 3

4328 RV-2