

2. That together with any additions 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. an amount equal to the principal and interest on the unpaid principal balance of the note secured hereby, as determined by the Mortgagee, and as set forth in the statement of account furnished to the Mortgagor by the Mortgagee.

I. If any of the taxes, assessments, or insurance premiums, as the case may be, shall become due and payable under the National Housing Act, or any law amendatory thereof, or any law supplementary thereto, then the Mortgagee shall be authorized to advance the amount of such taxes, assessments, or insurance premiums to the Mortgagor, and the Mortgagee shall be authorized to add to the monthly payments of principal and interest on the note secured hereby, the amount of such taxes, assessments, or insurance premiums, as the case may be, so advanced.

II. If any of the taxes, assessments, or insurance premiums, as the case may be, shall become due and payable under any law other than the National Housing Act, or any law amendatory thereof, or any law supplementary thereto, then the Mortgagee shall be authorized to advance the amount of such taxes, assessments, or insurance premiums to the Mortgagor, and the Mortgagee shall be authorized to add to the monthly payments of principal and interest on the note secured hereby, the amount of such taxes, assessments, or insurance premiums, as the case may be, so advanced.

A. an amount equal to the principal and interest on the unpaid principal balance of the note secured hereby, as determined by the Mortgagee, and as set forth in the statement of account furnished to the Mortgagor by the Mortgagee, plus the amount of any taxes, assessments, or insurance premiums, as the case may be, which shall become due and payable under the National Housing Act, or any law amendatory thereof, or any law supplementary thereto, and which shall be advanced by the Mortgagee to the Mortgagor, and which shall be added to the monthly payments of principal and interest on the note secured hereby, as provided in paragraph 2 hereof.

A. an amount equal to the principal and interest on the unpaid principal balance of the note secured hereby, as determined by the Mortgagee, and as set forth in the statement of account furnished to the Mortgagor by the Mortgagee, plus the amount of any taxes, assessments, or insurance premiums, as the case may be, which shall become due and payable under any law other than the National Housing Act, or any law amendatory thereof, or any law supplementary thereto, and which shall be advanced by the Mortgagee to the Mortgagor, and which shall be added to the monthly payments of principal and interest on the note secured hereby, as provided in paragraph 2 hereof.

I. principal and interest on the unpaid principal balance of the note secured hereby, as determined by the Mortgagee, and as set forth in the statement of account furnished to the Mortgagor by the Mortgagee;

II. taxes, assessments, or insurance premiums, as the case may be, which shall become due and payable under any law other than the National Housing Act, or any law amendatory thereof, or any law supplementary thereto, and which shall be advanced by the Mortgagee to the Mortgagor;

III. an amount equal to the principal and interest on the unpaid principal balance of the note secured hereby, as determined by the Mortgagee, and as set forth in the statement of account furnished to the Mortgagor by the Mortgagee;

IV. an amount equal to the principal and interest on the unpaid principal balance of the note secured hereby, as determined by the Mortgagee, and as set forth in the statement of account furnished to the Mortgagor by the Mortgagee, plus the amount of any taxes, assessments, or insurance premiums, as the case may be, which shall become due and payable under any law other than the National Housing Act, or any law amendatory thereof, or any law supplementary thereto, and which shall be advanced by the Mortgagee to the Mortgagor, and which shall be added to the monthly payments of principal and interest on the note secured hereby, as provided in paragraph 2 hereof.

3. If the total of the payments made by the Mortgagor under 2. of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess, at the option of the Mortgagee, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under 2. 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 an amount sufficient to make up the deficiency, and until the date when payment of such taxes, assessments, or insurance premiums shall be made. If at any time the Mortgagee shall tender to the Mortgagor, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall not compute the amount of such indebtedness, or credit to the account of the Mortgagor all payments made under the provisions of 2. of paragraph 2 hereof which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of 2. 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 otherwise 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 2. 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 2. 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 herebefore, and in default thereof the Mortgagee may pay the same, and that he will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgagor fails to make any payments provided for in this section, or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate set forth in the note secured hereby from the date of such advance, and shall be secured by this mortgage.

5. That he will keep the premises in as good order and condition as they are now and will not commit or permit any waste thereof, or any other wear and tear, excepted.

6. That he will keep the improvements now existing, or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee, against loss by fire and other hazards, casualties, and contingencies, in such amounts, and for such periods, as may be required by the Mortgagee, and will pay promptly, when due, any premiums on such insurance policies for payment of which has not been made herebefore. All insurance shall be carried in companies approved by the Mortgagee, and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss, Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, in any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the Mortgagor, and of any insurance policies then in force shall pass to the purchaser or grantee.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings, and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

8. That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this mortgage, and the note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee, and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

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