

0548

UNIFORM CONSENTS. Borrower and Lender consent to the following:

1. PAYMENT OF PRINCIPAL AND INTEREST. Borrower shall pay to Lender the principal and interest (including any late charges) on the sum secured by this Mortgage as provided in the Future Advances secured by this Mortgage.

2. FUNDS FOR TAXES AND INSURANCE. Subject to the provisions hereinafter provided, Borrower shall pay to Lender in the regularly scheduled installments of principal and interest payable by the Note, and the Note shall include a sum (herein "Funds") equal to the amount of the yearly taxes and assessments, including any special taxes, levies, and assessments on the Property, if any, plus an amount for yearly premiums for insurance, including any special assessments, taxes, levies, and assessments, and minimum installments for mortgage insurance, if any, plus an amount for any other taxes, levies, and assessments on the Property, on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an account in the depository institution designated by Lender or an agency, including Lender if Lender is such an institution. Lender shall apply the Funds to pay such taxes, levies, assessments, premiums and ground rents. Lender may not charge for such application of the Funds, including any costs of carrying and compounding said assessments and bills, unless Lender pays from the Funds and applies the payments. Lender may make such a charge. Borrower and Lender may, prior in writing at the time of execution of this Mortgage, agree that the Funds shall be paid to Borrower, and unless such agreement is made or applied to, the payments shall be made to Lender. Lender shall not be required to pay Borrower an interest or earnings on the Funds. Lender shall have a lien on the Funds and all other assets of Borrower in the Funds showing credit and debits to the Funds and the proceeds thereof should be for the Funds as made. The Funds shall be used as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender together with the funds normally available to Lender payable prior to the due dates of taxes, assessments, insurance premiums, and ground rents shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they are due, such excess shall be at Borrower's option either promptly repaid to Borrower or credited to Borrower in regular installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they are due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 10 days from the date notice is mailed by Lender. Borrower shall not be permitted thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application of a credit against the sums secured by this Mortgage.

3. APPLICATION OF PAYMENTS. Unless applicable law provides otherwise, all payment received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first to payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

4. CLOSING FEES. Borrower shall pay all taxes, assessments and other charges, fees and impositions attributable to the Property which may attach a priority over this Mortgage, and shall hold payments in and parts of any in the manner provided under paragraph 2 hereof, and not paid in such manner, to be given as payment when due, directly to the party thereof. Borrower shall promptly furnish to Lender all Notices of assessment due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage, provided that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligations secured by such lien on a mature acceptable to Lender, or shall in good faith meet such lien by a deferred endorsement of such lien and shall proceedings which operate to prevent the endorsement of the lien or foreclosure of the Property or any part thereof.

5. HAZARD INSURANCE. Borrower shall keep the improvements now existing hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and such other hazards as Lender may require and in such amounts and for such periods as Lender may require, provided that Lender shall not require that the amount of such coverage exceed the amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make good of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or requisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or requisition.

6. PRESERVATION AND MAINTENANCE OF PROPERTY, LEASEHOLD, CONDOMINIUM, PLANNED UNIT DEVELOPMENTS. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. PROTECTION OF LENDER'S SECURITY. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or attachments or proceedings involving a bankruptcy or decedent, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney fees and costs upon the Property to make repairs. If Lender required to engage insurance as a condition of making the Loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates.

4328 RV-21