

That together with and in addition to the monthly payments of principal and interest provided for by the terms of the note secured hereby, he will pay to the Mortgagee on the first day of each month until the debt is fully paid, the following sums:

A. The amount of the monthly payments of principal and interest on the sum of \$10,000.00, to be paid to the Secretary of Housing and Urban Development.

B. The amount of the monthly payments of principal and interest on the sum of \$10,000.00, to be paid to the National Housing Administration, to be held in trust for the benefit of the Secretary of Housing and Urban Development, and to be paid to the Secretary of Housing and Urban Development in accordance with the provisions of the National Housing Act, as amended.

C. The amount of the monthly payments of principal and interest on the sum of \$10,000.00, to be paid to the Secretary of Housing and Urban Development, to be held in trust for the benefit of the Secretary of Housing and Urban Development, and to be paid to the Secretary of Housing and Urban Development in accordance with the provisions of the National Housing Act, as amended.

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That he will pay to the Mortgagee all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, 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 the 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 charges and shall be secured by this mortgage.

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 substantial part thereof.

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 provision for payment of which has not been made hereinbefore. 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 Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss, if not made promptly, by Mortgagor, and each insurance company concerned as 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, or 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 in and to any insurance policies then in force shall pass to the purchaser or transferee.

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.

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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