

1429-142

SHOULD THE FEDERAL RESERVE ADMINISTRATION FAIL OR REFUSE TO REGISTER THE SECURITY OF THE LOAN SECURED BY THIS MORTGAGE IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL RESERVE ACT OF 1913 AS AMENDED BY THE FEDERAL RESERVE ACT OF 1935 AND THE FEDERAL RESERVE ACT OF 1938 AND THE FEDERAL RESERVE ACT OF 1941 AS AMENDED BY THE FEDERAL RESERVE ACT OF 1946 AND THE FEDERAL RESERVE ACT OF 1950 AND THE FEDERAL RESERVE ACT OF 1956 AND THE FEDERAL RESERVE ACT OF 1960 AND THE FEDERAL RESERVE ACT OF 1963 AND THE FEDERAL RESERVE ACT OF 1966 AND THE FEDERAL RESERVE ACT OF 1970 AND THE FEDERAL RESERVE ACT OF 1975 AND THE FEDERAL RESERVE ACT OF 1980 AND THE FEDERAL RESERVE ACT OF 1985 AND THE FEDERAL RESERVE ACT OF 1990 AND THE FEDERAL RESERVE ACT OF 1995 AND THE FEDERAL RESERVE ACT OF 2000 AND THE FEDERAL RESERVE ACT OF 2003 AND THE FEDERAL RESERVE ACT OF 2006 AND THE FEDERAL RESERVE ACT OF 2008 AND THE FEDERAL RESERVE ACT OF 2010 AND THE FEDERAL RESERVE ACT OF 2012 AND THE FEDERAL RESERVE ACT OF 2014 AND THE FEDERAL RESERVE ACT OF 2015 AND THE FEDERAL RESERVE ACT OF 2016 AND THE FEDERAL RESERVE ACT OF 2017 AND THE FEDERAL RESERVE ACT OF 2018 AND THE FEDERAL RESERVE ACT OF 2019 AND THE FEDERAL RESERVE ACT OF 2020 AND THE FEDERAL RESERVE ACT OF 2021 AND THE FEDERAL RESERVE ACT OF 2022 AND THE FEDERAL RESERVE ACT OF 2023 AND THE FEDERAL RESERVE ACT OF 2024 AND THE FEDERAL RESERVE ACT OF 2025 AND THE FEDERAL RESERVE ACT OF 2026 AND THE FEDERAL RESERVE ACT OF 2027 AND THE FEDERAL RESERVE ACT OF 2028 AND THE FEDERAL RESERVE ACT OF 2029 AND THE FEDERAL RESERVE ACT OF 2030

To HAVE AND TO HOLD, all and singular the said property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as herein otherwise recited. The Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. He will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the time and in the manner therein provided. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less. Prepayment in full shall be credited on the date received. Partial prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier.

2. Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee as trustee (under the terms of this trust as hereinafter stated) on the first day of each month until the said note is fully paid:

(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 hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagor is notified) 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, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments.

(b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

- (i) taxes, special assessments, fire and other hazard insurance premiums;
- (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. At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof, to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

3. If the total of the payments made by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee as trustee for taxes or assessments or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items or, at the option of Mortgagee as trustee, may be refunded to the Mortgagor. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee as trustee any amount necessary to make up the deficiency. Such payment will be made within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee as trustee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance remaining under the provisions of (a) 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

4328 RV-2