

execute and deliver valid acquittances for such awards and to appeal from such awards;

12. That, together with and in addition to, the monthly payments of interest or of principal and interest payable under the terms of the Note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each succeeding month after the date hereof until the Note is fully paid, the following sums:

(a) A sum equal to the premiums that will next become due and payable on policies of fire and other property and public liability insurance covering the Mortgaged Property, plus water rates, taxes and assessments next due on the Mortgaged Property (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 premiums, water rates, taxes and assessments will become delinquent, such sums to be held by the Mortgagee in trust to pay said premiums, water rates, taxes and special assessments.

(b) All payments mentioned in the preceding subsection (a) of this paragraph 12 and all payments to be made in accordance with the Note shall be added together and the aggregate amount thereof shall be paid each month in a single payment to be applied by the