ing 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 funding delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made togatisfy the indebtedness scutted hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby. 25

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3. If the total of the payments made by the Mortgagor under (a) of paragraph 2 precoding shall exceed the amount of payments actually made by the Mortgage for ground rents, taxes and 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. 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 Mortgage any amount necessary to make up the deficiency, within thirty (30) days after written notice from the Mortgagor shall tender to the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgage, in accordance with the provisions of the note sequed hereby, full payment after entire indebtedness represented thereby, the Mortgage in computing the amount of such indebtedness, shall credit to the account of the deficiency, the Mortgage in computing the amount of such indebtedness, shall credit to the account of the Mortgage any computing the amount of such indebtedness, the Mortgage in accordance with the provisions of the note sequed hereby, full payment after entire indebtedness represented thereby, the Mortgage in computing the amount of such indebtedness, shall credit to the account of the deficiency within thirty (30) days after written notice the provisions of (a) of paragraph 2 hered. If there shall be a default under any of the provisions of the provisions of (a) of paragraph 2 hered. If there shall apply, at the ince of the commencement of such proeedings, or at the time the property is otherwise acquired, any credit balance accumulated under (a) of paragraph 2 hered and unpaid and the balance to the principal the remaining unpaid on said note.

4. He will pay all ground rents, taxes, assessments, water rates, and other governmental or municipal charges; fines, or impositions, levied upon said premises except when payment for all such items has there-tofore been made under (a) of paragraph 2 hereof, and he will promptly deliver the official receipts therefor to the Mortgagee. In default thereof the Mortgagee may pay the same.

5. He shall not commit or permit waste; and shall maintain the property in as good condition as at present, reasonable wear and tear excepted. Upon any failure so to maintain, Mortgagee, at its option, may cause reasonable maintenance, work to be performed at the cost of Mortgager. Any amounts paid therefor by Mortgagee shall bear interest at the rate provided for in the principal indebtedness, shall thereupon become a part of the indebtedness secured by this instrument, ratably and on a parity with all other indebtedness secured hereby, and shall be payable thirty (30) days after demand.

6. He will continuously maintain hazard insurance, of such type or types and ambinits as Mortgagee may from time to time require, on the improvements how or hereafter on said premises, and except when payment for all such premiums has therefore been made under (a) of paragraph 2 hereof, he will promitily pay when due any premiums therefor. Upon default thereof, Mortgagee may pay the same. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by it and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss he will give immediate notice by mail for the Mortgagee instrance of the Mortgage instrance of the Mortgage instrance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgage 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 forcelosure of this <u>mortgage</u>, or other transfer, of title to the mortgaged property in extinguishment of the debt secured hereby, all right, tille and interest of the Mortgager in and to any insurance policies then in force shall pass to the purchaser or grantee.

7. Upon the request of the Mortgagee the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanted by the Mortgagoe for the alteration, modernization, or improvement at Mortgagor's request, or for maintenance of said premises, for taxes or assessments against the same and for any other purpose elsewhere authorized hereunder. Said hote or notes shall be secured? hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the Mortgagor and Mortgagee. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the Mortgagee. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

8. If there shall be a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then any sums owing by the Mortgager to the Mortgagee shall, at the option of the Mortgagee, become immediately due and payable. The Mortgagee shall then have the right to enter into the possession of the mortgaged premises and collect the rents, issues and profits thereof. In the event of any default, as herein described, this mortgage may be foreclosed. Appraisement is hereby waived.

9. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

10. If the indebtedness secured hereby be guaranteed or insured under the Servicemen's Readjustment Act, as amended, such Act and Regulations issued thereunder and in effect on the date hereof shall. govern the rights, duties and liabilities of the parties hereof, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Act or Regulations are hereby amended to conform thereto.