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 handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to entirely the indebtedness secured histeby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

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2. If the total of the payments made by the Morigigor under (a) of paragraph 2 preceding shall are discovered the amount of payments actually made by the Morigigor under (a) of paragraph 2 preceding shall are to the amount of payments actually made by the Morigigor under (a) of paragraph 2 preceding shall are to the Morigigor for such lizers. If, however, such monthly payments shall not be sufficient to pay and by the Morigigor for such lizers. If, however, such monthly payments shall not be sufficient to pay and the mount of payments actually made by the Morigigor shall pay to the Morigingor and the Morigigor for such lizers. If, however, such monthly payments shall not be sufficient to pay any amount measury to make up the deficiency within thirty (30) days after written notice from the forting are sating the amount of the deficiency, which notice may be given by mail. If at any time the locating of a smount of the deficiency, which notice may be given by mail. If at any time the locating of a smount of the deficiency within thirty (30) days after written notice from the locating of a smount of the deficiency which notice may be given by mail. If at any time the locating of the entire indebitedness represented thereby, the Morigiges in computing the amount of the indebitedness, shall credit to the moriging or any credit balance remaining under the rovisions of (a) of paragraph 2 hoursof. If there shall be a default under any of the provisions of this arises resulting in a public sale of the pramises covered hereby or if the Morigige acquires the prop-ty otherwise after default, the Morigiges and apply, at the time of the commencement of meh pro-ring, or at the time the property is otherwise acquired, any credit balance memulated under (a) of argraph 2 on the interest accured and unpaid and the balance to the principal then remaining ungeld usual 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 there-for to the Mortgages. 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, Mortgages, at its option, may cause reasonable maintanance work to be performed at the cost of Mortgager. Any amounts paid therefor by Mortgages shall bear interest at the rate provided for in the principal indebtedness, shall all ether indebtedness secured by this instrument, ratably and on a parity with all ether indebtedness accured hereby, and shall be payable thirty (30) days after demand.

All the will continuously maintain hazard insurance, of such type or types and amounts as Mortgagese may from time to time require, on the improvements now of hereafter on said premises, and except when payment for all such premiums has therefore been mide under (a) of paragraph 2 hereof, he will roumptly pay when due any premiums therefore been mide under (a) of paragraph 2 hereof, he will have a state of the premium of the there of the thereof. Mortgages may pay the same. All insurance shall be carried in companies approved by the Mortgages and the policies and renewals thereof shall be held by it and have statched thereto loss payable clauses in favor of and in form accept-shies to the Mortgages. In event of loss he will give immediate notice by mail to the Mortgages who may make proof of loss if not made premptly by the Mortgager, and each insurance company concerned is hereby authorized and directed to make promptly by the Mortgager, and each insurance company concerned is hereby authorized and directed to make promotion of the industry secured or to the res-toration or require of the property damaged. The result for such loss thereby sub mortgage, or other transfer toration or the mortgage of the property damaged. In event of forelosure of this mortgage, or other transfer of this to the mortgage of not the and to any insurance policies them in force shall pass to the purchaser or grantee.

7. Upon the request of the Mortgages the Mortgage rankel encode and deliver a supplemental note or notes for the sum or sums advanced by the Mortgage for the alteration, modernization, or improvement it Mortgager's request, or for maintenance of said premises, for taxes or assessments against the same and for any other purpose elsewhere authorized hereauder. Said note or notes shall be secured hereby on a parity with and as fully as if the advance ovidenced thereby were included in the note first assessments. Said supplemental note or notes shall be arrive output to the purpose alsewhere authorized hereauder. Said note or notes ahall be secured assessments and shall be payable in approximately equal monthly payments for such parie in the note first or such as a straned shall be payable in approximately equal monthly payments for such paried for in the sum years so advanced shall be due and payable thirty (30) days after demand by the Mortgages. All Mortgages and Mortgages are such or such a 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 Mortgages, become immediately due and payable. The Mortgages shall then have the right to enter into of any default, as herein described premises and collect the rents, lange and profits thereof. In the event of any default, as herein described, this mortgages may be furciced. Appraisement is hereby weived.

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

10, 14 the indebtedness secured hersby be guaranteed or insured under the Servicemen's Readjust-ment Act, as amended, such Act and Regulations issued thereunder and in effect on the date hersof shall overn the rights, duties and liabilities of the parties herets, and any provisions of this or other instra-ments executed in connection with said indebtedness which are inconsistent with said Act or Regula-ions are hereby amended to conform therets.