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 satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

A first the source of the payments made by the Mortgagor under (a) of paragraph 2 preceding shall created the amount of payments actually made by the Mortgagor under (a) of paragraph 2 preceding shall 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 Mortgagor and the same shall become due and payable, then the Mortgagor shall pay to the Mortgages any amount necessary to make up the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgages, in accordance with the provisions of the note secured hereby, the Mortgages in computing the amount of the addicines, which notice may be given by mail. If at any time the Mortgager shall tender to the Mortgages, in accordance with the provisions of the note secured hereby, the Mortgages in computing the amount of the addicines represented thereby, the Mortgages in computing the amount of the scatches represented thereby, the Mortgages any of the provisions of this mortgage resulting in a public sale of the premises covered hereby or if the Mortgages acquires the propresent dereby or i

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 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.

2

6. He will continuously maintain hazard insurance, of such type or types and amounts as Mortgagee may fram time to time require, on the improvements how or hereafter on said premises, and except when payment for all such premiums has theretofore been made under (a) of paragraph 2 hereof, he will promptly pay when due any premiums therefor. Upon default thereof, Mortgagee may pay the same. All insurances 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 payhole clauses in favor of and in form acceptable to the Mortgagee. In event of loss he will give immediate notice by mail to the Mortgagee instead of to the Mortgagee and the Mortgagee instead of to the Mortgage and the Mortgagee instead of to the Mortgage and the Mortgagee jointly. The insurance proceeds, or any part thereof, may be applied by the Mortgage at its option, either to the reduction of the indebtodness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of this to the mortgage or payer in actinguishment of the debt secured hereby, all right, title 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 Mortgager shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgage for the alteration, modernization, or improve-ment 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 note 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 Mortgages. 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 Mortgageor to the Mortgagee shall, at the option of the Mortgagee, become immediately due and payable. The Mortgagee shall then have the right to enter info 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 forcelosed. Appraisement is hereby waived.

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. If the indebtedness secured hereby 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 hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instru-ments executed in connection with said indebtedness which are inconsistent with said Act or Regula-tions are hereby amended to conform thereto.

(調調)

And States

tin matel