

This rider attached to and forming part of _____ Mortgage dated _____

April 19 64, for \$ 170,000.00 is identified with said

by the following signatures:

RIDGE HOUSE, INC.

Accepted for recording
APR 22 1964
COUNTY OF LOS ANGELES
RECORDS

By Charles H. Hough President

Secretary

Mortgagor _____ agree(s), in order to more fully protect the security of this _____ Mortgage
that it will deposit with the Mortgagee or assigns, together with and
in addition to the monthly payments under the terms of the note secured hereby, on the same date that
the monthly payments under said note are due and payable, until all sums secured by this _____
Mortgage are fully paid, a sum equal to one-twelfth (1/12) of the known
or estimated yearly taxes and assessments levied or to be levied against said property, and also one-
twelfth (1/12) of the known or estimated yearly premiums that will become due and payable to maintain
the insurance in force on said property. Mortgagee or assigns shall hold such sums in trust, without obli-
gation to pay interest thereon, to pay such insurance premiums, taxes and assessments when due. If the
total of the monthly payments as made under this provision shall exceed the amount necessary to pay
such insurance premiums, taxes and assessments, as the case may be, such excess shall be credited on
subsequent payments of the same nature; but if said total sums shall be insufficient to pay such insurance
premiums, taxes and assessments when due, then said Mortgagor shall pay to Mortgagee or assigns
the amount necessary to make up the deficiency upon demand. If, in accordance with the terms of the
note secured hereby, said Mortgagor shall make full payment of said note, Mortgagee or assigns will
refund the balance of funds accumulated under the provisions of this paragraph. To the extent that all
the provisions of this paragraph for such payments of insurance premiums, taxes and assessments to Mort-
gagee or assigns are complied with, said Mortgagor shall be relieved from compliance with such cove-
nants in this _____ Mortgage, and/or in the note secured hereby, as provide for the
payment of insurance premiums, taxes and assessments by said Mortgagor; but nothing in this para-
graph contained shall be construed as in anywise limiting the right of Mortgagee or assigns, at option,
to pay any insurance premiums, taxes and assessments when due. In the event of default in payment of
any monthly or other installment of insurance premiums, taxes and assessments, as provided in this para-
graph, or in the event of default in making payment of the amount necessary to make up a deficiency in
such monthly payments, as hereinbefore provided, Mortgagee or assigns shall have the same right, at
option, to invoke any and all of the rights and remedies provided in this _____ Mortgage
or in the note secured hereby, as for defaults in the performance of any other terms, conditions, agree-
ments or covenants contained in this _____ Mortgage and/or in the note secured hereby.