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ing of said premises without affecting the lien of this Mortgage for the full amount secured hereby before such damage or payment over, took place; and in the event of foreclosure hereunder, all right, title and interest of Mortgagor in and to said insurance policies shall pass to the purchaser at said foreclosure sale.

5. Mortgagor agrees 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 (1/12th) of the known or estimated yearly taxes and assessments levied or to be levied against said property, and also one-twelfth (1/12th) 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 obligation 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 provisions of this paragraph for such payments of insurance premiums, taxes and assessments to Mortgagee or assigns are complied with, said Mortgagor shall be relieved from compliance with such covenants in this Mortgage, and/or the note secured hereby, as provide for the payment of insurance premiums, taxes and assessments by said Mortgagor; but nothing in this paragraph contained shall be construed as in any-