

And the Nortgagor covenants with the Nortgagoe that he is lawfully solved in fee of the premises hereby conveyed, that he has good right to soll and convey the same, as aforesaid, and that he will war-rant and defend the title thereto forever against the claims and demands of all persons whensever. This mortgage is given to secure the payment of the principal sum of Three Thousand and 00/100 Dol-lars (\$3,000.00), as evidenced by a certain premiseory note of even date herewith, the terms of which are incorporated herein by reference, payable with interest at the rate of four A one-half per centum (AdS) per annum on the unpaid balance until paid, principal and interest to be paid at the office of The Security Benefit Association in Topeka, kansas, or at such other place as the holder of the note may designate in writing, in nonthly installments of Yeonty-two and 85/100 Dollars (\$22.95), commenting and interest are fully paid, except that the first day of principal and interest, if not sooner paid, shall be due and payable on the first day of Perbarry, 1855. The Nortgagor except that the fillows:

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The Nortgagor covenants and agrees as follows: 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an in-fortion to exercise such privilege is given at least thirty (30) days prior to prepayment; and provided further that in the event the debt is paid in full prior to maturity and at that time it is insured und the provisions of the Mational Housing Act, he will pay to the Grantee an adjusted premium charge of an and count of the article arise intervent thereof. expect that in no event shell the adverted and The performant of the actional housing bet, he will pay to no unitee an adjusted premium charge of an per centum (1%) of the original principal anount thereof, except that in no event shall the adjusted pr mium exceed the aggregate amount of premium charges which would have been payable if the mortgage had continued to be insured until maturity; such rayment to be applied by the Grantee upon its obligation t the Federal Housing Administrator on account of mortgage insurance.

2. That, together with, and in addition to, the monthly payments of principal and interest payable r the terms of the note secured hereby, the Mortgagor will pay to the Mortgagoe until the said note is fully paid, the following sums: (a) If this mortgage and the note secured hereby are insured under the provisions of the Intional

If this mortgage and the note secured hereby are insured under the provisions of the National Housing det and so long as they continue to be so insured, one-meifth (1/12) of the annual mortgage insurance premium for the purpose of putting the Nortgage in funds with which to discharge the said Nortgageo's obligation to the Federal Housing Administrator for mortgage insurance premiums pursuant to the provisions of Title II of the National Housing dat, as a mended, and Regulations thereunder. The Mortgagee shall, on the termination of its obligation to pay mortgage insurance premiums, credit to the account of the Nortgager all payments made under the provisions of this subsection which the Mortgagee has not become obligated to pay to the Federal Housing Administrator.

(b) An installment of the ground rents, if any, and of the taxes and assessments levied or to be lovied against the promises evered by this nortgage; and an installment of the premium or premiums that will become due and payable to renew the insurance on the premises covered here by against loss by fire or such other hasard as may reasonably be required by the Nortgage By fights tools by life or such other maskers as may reasonably as required by the wortgages in anounts and in a company or companies satisfactory to the Mortgages. Such installments shall be equal respectively to one-twelfth (1/12) of the annual ground rent, if any, plue the estimated predium or prediums for such insurance, and taxes and assessments next due (as esti-mated by the Mortgages), less all installments already prid therefor, divided by the number of months that are to clapse before one month prior to the date when such predium or prediums and taxes and assessments will become delinguent. The Wortgages shall hold the monthly payments is that the month of the such as the predium of the such as the such as the such as the predium of the such as the such in trust to pay such ground rents, if any, premium or premiums and taxes and assessments befor the same became dolinguent.

(a) All payments methods in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Nortgager each month in a single payment to be applied by the Mortgages to the following items in the order set forth; (1) promium charges under the contract of insurance with the Federal Housing Administrato; (11) around rate is non-target the contract of insurance with the Federal Housing Administrato;

Any deficiency in the amount of such aggragate monthly payment shall, unless made good by the Any deficiency is the emount of such aggragate conthly payment shall, unless made good by the Nortgagor prior to the due date of the next such payment, constitute an event of defeult under this mortgage. The Nortgagee may collect a "late charge" not to exceed two cents (2g) for each dollar (\$1) of each payment nore than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments. That if the total of the payments nade by the Mortgagor under (b) of paragraph 1 preceding shall be expense of current actually done to the first state of the paragraph 1 preceding shall

expense involved in finding delinquent payments. 3. That if the total of the payments node by the Mortgager under (b) of paragraph 1 preceding shall preced the amount of payments netually node by the hortgager for ground rents, taxes and accessments or insurance premiums, as the ense may be, such excess shall be credited by the Mortgages on subsequent pay-ments of the same nature to be made by the Mortgager. If, however, the monthly payments made by the lortgager under (b) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes and accessments or insurance premiums, as the ense may be, when the same shall became due and payable, then the Mortgager shall pay to the Mortgager, any amount necessary to make up the deficiency, on or before the date when payment of such provide rents, taxes, assessments, or insurence premiums shall be due. If it any time the Kortgager shall tender to the Mortgagee, in accordance with the provisions of the note necewide hereby, full payment of the entire indebtedness represented thereby, the Mortgager shall, in computing the amount of such indebtedness, credit to the account of the Hortgager and under the provisions of (a) of paragraph 2 hereof, which the hortgage has not became obligated to pay to the provisions of (a) of paragraph 2 hereof, which the hortgage has not became obligated to pay to the federal Housing Administrator, and any balance remaining in the funds accumulated under the provisions of (b) of paragraph 2 hereof. If there shall be advialt under any of the provisions of this martgage resulting in a public sole of the premises covered hereby or if the Nortgage anguires the property short and the time the kortgager shall pay, at the time of the commencement of such proceedings, or at the time the invertige adjunct the amount of principal then remaining unpaid under aid note and shall properly adjust any payments which shall have been made under (a) of paragraph 2. A that will pay all taxes, ascessments, water rates, and other gove

Sortage enay pay the same. 5. That he will keep the premices above conveyed in as good order and condition as they are now and 411 not counit or permit any waste thereof, reasonable wear and tear excepted.

All hit count of joint any waste thereof, reasonable wear and tear excepted. G. That if the promises covered hereby, or any part thereof, shall be damaged by fire or other azard against which insurance is held as hereinbefore provided, the amounts paid by any insurance com-any pursuant to the contract of insurance shall, to the extent of the indebtodness then remaining unpa-ted by a state of the Mortgage and at its option, may be applied to the debt or released for the repairing republicing of the premiser. unpai

7. That if the Mortgagor fails to make any payment provided for in this mortgage for taxes, insur-1. That it the bortgaper fairs to make any payment provided for in this mortgage for taxes, insur-fremiums, repair of the premises, or the like, then the Mortgages may pay the same and all sums so head, with interest thereof at five per centum (5%) per annum from the date of such advance, shall byable on demand and shall be secured hereby.
3. That if there shall be a default in any of the terms, conditions or covenants or this mortgage. ice lva P P

the note secured hereby, then any sums owing by the Kortgagor to the Kortgagee shall, at the optic