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8. If the total of the payments inade by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagor for ground rents, taxes and assessments 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 Mortgage any amount necessary to make up the deficiency which notice may be given by mail. If at any time the Mortgage shall pay to the Mortgage, any amount necessary to make up the deficiency which notice may be given by mail. If at any time the Mortgage shall pay to the Mortgage, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgage in computing the amount of such indebtedness, shall ereder to the account of the Mortgagor any credit balance remaining under the provisions of (a) of paragraph 2 hereof. If there shall be ad efficiency or if the Mortgages and the provisions of the provisions of the provisions of the provisions of the promises after default, the Mortgage shall be ad efficiency are credit balance remaining under the provisions of the interest accrued and unpaid and the balance to the principal then remaining unpaid on said 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 therefor 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 Mortgagor. Any amounts paid therefor by Mortgagee shall bear Interest at four per centum (4%) per annum, shall thereupon become a part of the indebtedness secured by this instrument, ratably and on a parity with all other indebtedness secured by this instrument, ratably and on a parity with all other indebtedness secured hereby, and shall be payable thirty (80) days after demand.

¹²¹ 6. He will continuously maintain harard insurance, of such type or types and amounts as Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such prequires, on the improvements now or hereafter on said premises, and except when all naurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by if and have attached thereto loss payable 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 who may make proof of loss if not made promptly by the Mortgage, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgage, instead of the Mortgagee at its option, either to the reduction of the indebtedness hereby secured or to the rentoration of the mortgage. In event for such loss directly to the Mortgage, may a payled by the Mortgagee and the Mortgage jointury. The insurance proceeds, or any part thereof, may be applied by the Mortgage or add the mortgage directly in the mortgage, or other transfer of title to the mortgaged property damaged. In event of foreclosure of this mortgage, or to the transfer of title to the Mortgage in and to any insurance policies then in force shall pairs to the purchaser or granted. "Advecting the mortgage is and the acception of the advecting part of the purchaser or granted."

7. Upon the request of the Mortgagee the Mortgagor shall excepte and deliver a supplemental note or notes for the sum or sums advanced by the Mortgageo for the alteration, modernization, or improvement 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 discribed above. Said supplemental note or notes shall be are interest at four per centum (4%) per annum and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the Mortgagof and Mortgagey. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be de 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.

10018. If there shall be a default in any of the terms, conditions or covenants of this mortgage, or of the sole secured hereby, then any sums owing by the Mortgager to the Mortgagee shall, at the option of the Mortgagee, become limmediately due and payable. The Mortgagee shall then have the right to enter into 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 foreclosed. Appraisement is hereby waived.

9. The lien of this instrument shall remain in full force and effect during any postponement or extension 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 Readjustment 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 instruments executed in connection with said indebtedness which are inconsistent with said Act or Regulations are hereby amended to conform thereto.

Notice of the exercise of any option granted herein to the Mortgagee is not required to be given. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the pural, the plural the singular, and the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferre thereof whether by operation of law or otherwise.