70-39-359 X

UNGFFICIAL GOOD BIN 5001239 SECOND MORTGAGE

This instrument was prepared by: James D. O'Malley

RIDER ATTACHED TO MORTGAGE FOR RECORDING

GruatAmerican Felleral Similyes and Loan Ass'n.

1001 Lake Street. Oak Hark, III. 60301.

(Address)

MORTGAGE

THIS MORTGAGE is made this.

19.86..., between the Mortgagor, JAMES E. LUCAS AND JUNE H. LUCAS, HIS WIFE.

(herein "Borrower"), and the Mortgagee, GreatAmerican Federal Savings and Loan Association, a corporation organized and existing under the laws of The United States of America, whose address is 1001 Lake Street, Oak Park, Illinois 60301 (herein "Lender").

Lot 27 in the Resubdivision or Lots 15 to 23 and vacated alley of block 4 in South Washington Houghts, in the North West 1/4 Section 30, Township 37 North, Runge 14 East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: .854-30-118-010-0000 Volume 37

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which has the address of 2306.	W. 121st Street	Blue Island
	[Bireet]	(City)
TLIAnote 60406 (h	erein "Property Address");	

TOORTHER with all the improvements now or hereafter creeted on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Horrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

ILLINOIS -- 1 to 4 Family -- 6777 FRMA/FRIENC UNIFORM INSTRUMENT -- MP-96 Roy. 3/78

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prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, and at any time prior to the expiration of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower, thall pay all costs of recordation, if any. 23. Waiver of Pom stead. Borrower hereby waives all right of homestead exemption in the Property.
IN WITNESS WHEREOF, Porrower has executed this Mortgage.
JAMES E. LUCAS -BOTTOWER
JUNEH. LUCAS -BOTTOWER
—Borrower
—Вотгожет
STATE OF ILLINOIS,
1, the undersegned a Notary Public in and for said county and state,
do hereby certify thatJAMES, E. LUCAS, AND JUNE, H., LUCES, . ILS .WIFE
personally known to me to be the same for on(s) whose name(s). are
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t. hex
signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein
set forth.
Given under my hand and official seal, this H.M day of april
Given under my hand and official seal, this HHI day of April 186. My Commission expires: 3/10/81 Adviced Keeping Notary Public Notary Public
Notary Public

(Boaca Below This Line Reserved for Lender and Recorder)

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Lender's written agreement or applicable law. Horrower shall pay the amount of all mortgage insurance premiums in the

manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indehtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take

8. Inspection, Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's

interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned

and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage. with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Proper v is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is a chorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the

Property or to the suris secured by this Mortgage.

Unless Lender and Por ower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lende to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrov's and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any fermand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to acceptant the maturity of the includes a company to this Moreover.

right to accelerate the muturity of the indebteomes, secured by this Mortgage.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or

remedy under this Mortgage or alforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound: Joint and several Liability: Capitons. The covenants and agreements herein contained shall bind, and the rights hereunder shall interest to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Merigage are for convenience only and are not to be used to interest or define the provisions harger? interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this

Mortgage shall be deemed to have been given to Borrower or Lender when giver in the manner designated herein.

15. Uniform Mortgage: Governing Law; Severability. This form of mort age combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with upp ic. ale law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the onflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time

of execution or after recordation hereof.

17. Transfer of the Property: Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or eleum brance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by wix Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release florrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Horrower may pay the sums declared due. It Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

18. Acceleration: Remedies. Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) the action required to cure such brench; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Martgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or my other defense of Borrower to acceleration and foreclosure. If the brench is not cured on or before the date specified in the notice, Lemier at Lender's option may declare all of the soms secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Morigage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. Burrower's Right to Reinstate. Natwithstanding Lender's acceleration of the sums secured by this Mortgage. Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

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sums and take such action as is necessary to protect Lender's interest, including, but not limited ito, disbursament of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this blottgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Totoction of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankring or decedent, then Lender's option, upon notice to Borrower, may unke such appearances, disbuttes and bankring or decedent, facility and limited to protect in Lender's option, upon notice to inclinity and limited and all conders are all and the safety and limited to decement a limited to protect indicate and all and the safety and limited to decement.

or covenents creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and ngreenents of such rider shall amend and supplement the covenants and agreements of the filer rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as it the rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as it the rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as it the rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as it the rider shall be incorporated into and shall amend and supplement the covenants and agreements and shall arrive the covenants and agreement the covenants and shall arrive the covenants and agreement the covenants and shall arrive the covenants and agreement the covenants are covenants. shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leaschold. If this Mortgage is on a unit in a comply with the provisions of any lease if this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration 6. Preservation and Maintenance of Property: Leaseholds; Condominiums; Planned Unit Developments, Borrower

acquisition.

such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Botrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or or to the sunts secured by this Mortgage.
Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs I and 2 lareof or clame, the amount of

be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Leader Within 30 days from the date notice is mailed by Leader to Borrower that the insurance carrier offers to settle a claim for "arrance benefits, Leader is authorized to collect and apply the insurance proceeds at Leader's option either to restoration of repair of the Property of the same and apply the insurance proceeds at Leader's option either to restoration of repair of the Property of the authorized to collect and apply the insurance proceeds at Leader's option either to restoration of repair of the Property of the authorized to collect and apply the insurance proceeds at Leader's option either to restoration of repair of the Property of the contract of the Property the Property damaged, provided such restoration or repair is economically tensible and the security of this Mortgage is not thereby impaired. If such restoration or oppoir is not economically tensible or if the security of this Mortgage would Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of

by Borrower,

All insurance policies and renewals thereof shall be in form acceptable to conder and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall brave the "ght to hold the policies and renewal formers and and acceptable for Lender all renewal notices and all receir, and prid premiums. In the event of loss, Borrower shall give prompty furnish to the insurance carrier and Lender, Lender, make proof of loss if not made promptly by Borrower shall give prompt notice to the insurance carrier and Lender, Lender and a ske proof of loss if not made promptly by Borrower shall give prompt notice to the insurance carrier and Lender. Lender oney a ske proof of loss if not made promptly by Borrower and Lender an

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that such approval shall not be unreasonably withheld. All premit ne on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Bort wer making payment, when due, directly to the The insurance carrier providing the insurance shall be choser by Borrower subject to approval by Lender, provided,

* Hazard Insurance. Horrower shall keep the impreservate now existing or hereafter erected on the Property insured against loss by the, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require that Lender shall not require that the amount of such coverage required to pay the arms secured by this Mortgage.

The insurance carefer a provided the insurance shall be observed. Becrower subject to another provided.

legal proceedings which operate to proven the unforcement of the field of the Property of any part thereof. 4. Chargest Liens, Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, i no' paid in such manner, by Borrower making payment, when due, directly to the payer thereof. Borrower shall promptly furnish: A cander all notices of amounts due under this paragraph, and in the event Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly furnish to Lender receipts evidencing such payments, borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien with a say priority over this Mortgage, provided, that Borrower shall not be required to discharge any such lien so long as Borrow e shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in gor d faith centrest and plen by, or defend enforcement at such lien in, lean proceedings which operate to prevent the unforce...n. of the lien or forfeiture of the Property or any part thereoftens proceedings which operate to prevent the unforce...n. of the lien or forfeiture of the Property or any part thereoftens.

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3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs I and 2 near a shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraphs I and 2 near a payable on the Note, then to interest and the paragraphs of the Note, and then to interest and the paragraphs.

by Lender to Borrower requesting payment hereon.

Upon payment to borrower and supply and the following the following payment to borrower any Funds held by Lender. If at der paragraph 18 hereof the Property or the Property or its nequiation by Lender, and Funds shall apply, no later than immediately prior to the asie of the Property or its nequiation by Lender, any Funds held by Lender at the time of applier from as a credit against the sums secured by this Mortgage.

the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay and taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly read to Borrower or credited to borrower on monthly installments of Funds. If the amount of the Funds brinds is all not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to the content and anount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender and seconder any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender. If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to

ny this Mortgage.

or verifying and compiling said assessments and bills, unless Lender pays flortower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this permits Lender to make such a charge. Borrower and Lender may agreement is made or applicable law requires auch interest on the Funds shall be paid to flortower, and unless such interest to be paid, Lender shall not be required to pay horrower any interest or earnings on the Funds. Lender requires auch interest to be paid, Lender shall not be required to pay horrower any interest or earnings on the Funds and the purpose for which each debit to the Funds was made. The Funds showing credits and debits to the Funds and the Punds are pledged as additional security for the sums secured by this Mortuage. matrance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, ante agency chicluding Lender it Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Vederal or

2. Finds for Taxes and frastrance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the day monthly installments of principal and interest and assessments which may attain priority over this a sum therein "Finals") equal to one-twellth of the yearly premium installments for baxard insurance, Mortgage, and ground tents on the Property, if any, plus one-twellth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from thus by Lender on the basis of assessments and bills and teasonable estimates thereof.

The Funds shall be held in an institution the denosits or accounts of which are insured or guaranteed by a Federal or

on any Puture Advances secured by this Mortgage. indebtedness evidenced by the Wate, prepayment and late charges as provided in the Note, and the principal of and interest t. Payment of Principal and Inferent. Borrower shall prompily pay when due the principal of and inferest on the

CHIPORM COVENANTS. Borrower and Lender covenant and agree as follows:

Creat American Color Code Part I Note For Companies of Code Part I Note For Code Part I Note

RIDER ATTACHED TO MORTGAGE FOR RECORDING

2306 W. 121st Street - Blue Island, Illinois 60406
[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTERES SHATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of ...10..33...%. The Note provides for changes in the interest rate and the monthly payments as follows:

4. INTEREST RATY, AND MONTHLY PAYMENT CHANGES

(A) Change Dates

(II) The Index

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

The Note Holder will then determine the amount of the morehly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my roughly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 17 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferce as if a new loan were being made to the transferce; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require in medicted by ment in full Lender shall give Borrower notice of acceleration. The notice shall give by the period of not less that 30 days from the date the notice is delivered or mailed within application of this needed. I address secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

Of Coof County Clark's Office