87428113

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION — NO. 835 SEPTEMBER 1974 — 2 — GEORGE E. COLE® LEGAL FORMS

Loan # 059907-6 PIF 4/13/87

$19.00

KNOW ALL MEN BY THESE PRESENTS, That the Dovenmuehle Mortgage Inc. f/k/a Gilldorn Mortgage Midwest Corp.

a corporation of the State of Delaware, for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto Jose L. Gomez, divorced and not remarried and Adriana Matos, divorced and not remarried -1108 N Pulaski, Chicago, Il.
(NAME AND ADDRESS)

heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage, bearing date the 29th day of November, 1971, and recorded in the Recorder's Office of Cook County, in the State of Illinois, in book ____ of records, on page ____, as document No. 21729872, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to wit:

Lot Seventeen (17) in block Six (6) in Mills and Sons Subdivision of blocks One (1), Two (2), Seven (7) and Eight (8) in the Resubdivision of blocks One (1) and Two (2) in Fosters Subdivision of the East Half of the South East Quarter of Section Three (3), Township Thirty Nine (39) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

87428113

Property Address: 1180 N. Pulaski Rd.
Chicago, Il. 60651

16-03-407-037 TP

Tax ID# 16034070370000

H HO

DA 7080187

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said Dovenmuehle Mortgage Inc. f/k/a Gilldorn Mortgage Midwest Corp. has caused these presents to be signed by its Vice President, and attested by its Asst. Vice Pres. and its corporate seal to be hereto affixed, this 8th day of July, 19 87.

Dovenmuehle Mortgage Inc. f/k/a Gilldorn Mortgage Midwest Corporation

By Mary K Przybyla
Mary K Przybyla Vice President

Attest: Carol Green
Carol Green Asst. Vice Pres.

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

This instrument was prepared by Sandy Gross (Name) Dovenmuehle Mortgage Inc. (Address)

GMM 437-2/86 001

STATE OF Illinois } SS.
COUNTY OF Cook }

COOK COUNTY [illegible]
1987 AUG -4 PM 2:25

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I, Estena M Winfield

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary K Przybvla personally known to me to be the Vice President of the Dovenmuehle Mortgage Inc. f/k/a Gilldorn Mortgage Midwest Corp. a corporation, and Carol Green, personally known to me to be the Asst. Vice Pres. of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Asst. Vice Pres., they signed and delivered the said instrument as Vice President and Asst. Vice Pres. of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notary seal this 8th day of July 1987.

Dovenmuehle Mortgage Inc. f/k/a Gilldorn Mortgage Midwest Corporation

"OFFICIAL SEAL"
ESTENA M. WINFIELD
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/7/90

Estena M Winfield

Estena M Winfield
Commission Expires 11/7/90

87428113

RELEASE DEED
By Corporation

TO

ADDRESS OF PROPERTY:

BOX 333-HV

MAIL TO: Adriana Lopez
1108 N. Pulaski
Chicago IL 60651

GEORGE E. COLE®
LEGAL FORMS

STATE OF ILLINOIS

ss:

COUNTY OF COOK

I, Lorraine Fleming, a notary public, in and for the county and State aforesaid, Do Hereby Certify That Jose L. Gomez, Divorced and not remarried and Adriana Matos, Divorced and not remarr~~xxxxxxxx~~ied, personally known to me to be the same person whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 5th day of ___, A. D. 1971.

Notary Public

LORRAINE FLEMING NOTARY PUBLIC COOK COUNTY ILL.

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AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees, and stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys', solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage, with interest on such advances at the rate set forth in the note secured hereby, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

FHA FORM NO. 9116
Revised October 1970

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This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

MORTGAGE NOTE

FHA CASE NO.
131-183737-303

CANCELLED

J.L.G. 17,500.00
A.M. ~~$ 18,350.00~~

Chicago, Illinois.
November 29, 19 71.

FOR VALUE RECEIVED, The undersigned promise(s) to pay to the order of

McELVAIN-REYNOLDS CO.

J.L.G. A.M. the principal sum of Seventeen Thousand Five Hundred and no/100 ~~Eighteen Thousand Three Hundred Fifty and no/100~~ ------- Dollars (~~$ 18,350.00~~ $17,500.00) with interest from date at the rate of ----------SEVEN------------- per centum (---------7-------- %) per annum on the unpaid balance until paid; the said principal and interest to be payable in monthly installments as follows:

J.L.G. A.M. ONE HUNDRED THIRTY-FIVE and 80/100 ($135.80) Dollars
~~ONE HUNDRED FORTY TWO AND 40/100------------ Dollars ($-----142.40-------)~~
on the first day of JANUARY, 19 72, and like sum on the first day of each and every month thereafter until this note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of DECEMBER, 1991.

Both principal and interest shall be payable at the office of McELVAIN-REYNOLDS CO.
111 West Washington Street in Chicago, Illinois.
or at such other place as may from time to time be designated in writing.

Upon default in the payment of any such installment of principal and interest for a period of thirty (30) days after the due date thereof, the holder of this note may, at its option, and without notice, declare all the unpaid principal and accrued interest of said note immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Presentment, protest, and notice are hereby waived.

(Signature)	Jose L. Gomez (Signature) Jose L. Gomez
(Address)	1108 North Pulaski Road, Chicago, Illinois (Address)
(Signature)	Adriana T. Matos (Signature)
	~~Adrianna Matos~~ Adriana Matos A.M.
(Address)	1108 North Pulaski Road, Chicago, Illinois (Address)

87428113

PAY TO THE ORDER OF

Without Recourse
PERCY WILSON MORTGAGE AND FINANCE CORPORATION

By
JOHN P. O'CONNOR, Secretary

Pay to the order
of

PERCY WILSON MORTGAGE AND FINANCE CORPORATION
Without Recourse

McELVAIN-REYNOLDS CO.

By
VICE President

ATTEST:
ASSISTANT VICE PRESIDENT ~~Secretary~~

87428113

1971 DEC 2 AM 10 55

WITNESS the hand and seal of the Mortgagor, the day and year first written.

DEC--2-71 5 5 4 6 3 ... Rec 7.00

José L. Gomez [SEAL] Adriana L. Matos [SEAL]

JOSE L. GOMEZ [SEAL] ADRIANA MATOS ~~-ADRIANNA-MATOS~~ A.M. [SEAL]

STATE OF ILLINOIS

COUNTY OF COOK } ss:

I, , a notary public, in and for the county and State aforesaid, Do Hereby Certify That JOSE L. GOMEZ, divorced and ADRIANNA MATOS, divorced ,~~his wife~~, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 29th day November

Gerald Caibon

GERALD CAIBON NOTARY PUBLIC COOK COUNTY ILL.

7.00

21729872

BOX 808

STATE OF ILLINOIS

LOAN No. 131-183737-303

Mortgage

JOSE L. GOMEZ, divorced and ADRIANNA MATOS, divorced

TO

McELVAIN-REYNOLDS CO.

F-6713

DOC. NO.

Filed for Record in the Recorder's Office of County, Illinois, on the day of A.D. 19 , at o'clock m., and duly recorded in Book of , page

Clerk.

McElvain-Reynolds Co.
111 West Washington Street
Chicago, Illinois 60602

'72 JAN 21 PM 1 58

JAN-21-72 3 3 2 4 4 2 • 21783991 A — Rec 8.00

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

GPO: 1970 O - 403-997

8.00

Mail To
Adriana Lopez
1108 N. Pulaski
Chgo. Ill. 60651

21783991

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31797 HC #2

6:1:21

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21 783 991

FHA FORM NO. 2116M
Rev. 9/70

MORTGAGE

THIS INDENTURE, Made this 29th day of NOVEMBER, 1971 between JOSE L. GOMEZ, divorced and not remarried and ~~ADRIANNA~~ Adriana MATOS, divorced and not remarried, Mortgagor, and McELVAIN-REYNOLDS CO. a corporation organized and existing under the laws of DELAWARE, Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of ~~EIGHTEEN THOUSAND~~ Seventeen Thousand Five Hundred and no/100 ~~THREE HUNDRED FIFTY AND NO/100~~ Dollars ($ ~~18,350.00~~ 17,500.00) payable with interest at the rate of --------SEVEN---------- per centum (----7------ %) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in CHICAGO, ILLINOIS, or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of ~~ONE HUNDRED FORTY TWO AND 40/100~~ One Hundred Thirty-five and 80/100 Dollars ($ ~~142.40~~ 135.80) on the first day of JANUARY, 1972, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of DECEMBER, 1991.

J.L.G. A.M.

J.L.G. A.M.

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described Real Estate situate, lying, and being in the county of COOK and the State of Illinois, to wit:

Lot Seventeen (17) in Block Six (6) in Mills and Sons Subdivision of blocks One (1), Two (2), Seven (7) and Eight (8) in the Resubdivision of blocks One (1) and Two (2) in Fosters Subdivision of the East Half of the South East Quarter of Section Three (3), Township Thirty Nine (39) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

16-03-407-037 TP

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TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

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In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

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AND the said Mortgagor further covenants and agrees as follows:

That 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 intention 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 under the provisions of the National Housing Act, he will pay to the Mortgagee an adjusted premium charge of one per centum (1%) of the original principal amount thereof, except that in no event shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if the mortgage had continued to be insured until maturity; such payment to be applied by the Mortgagee upon its obligation to the Secretary of Housing and Urban Development on account of mortgage insurance.

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

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(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows;
 (I) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or
 (II) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;

(b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments; and

(c) All payments mentioned 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 Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:
 (I) premium charges under the contract of insurance with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurance premium), as the case may be;
 (II) ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
 (III) interest on the note secured hereby, and
 (IV) amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents (2¢) for each dollar ($1) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

If the total of the payments made by the Mortgagor under subsection (b) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess at the option of the Mortgagee, shall be credited on subsequent payments to be made by the Mortgagor, or refunded to the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (b) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor all payments made under the provisions of subsection (a) of the preceding paragraph which the Mortgagee has not become obligated to pay to the Secretary of Housing and Urban Development, and any balance remaining in the funds accumulated under the provisions of subsection (b) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under subsection (a) of the preceding paragraph.

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AND AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagor does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described.

THAT HE WILL KEEP the improvements now existing or hereafter erected on the mortgaged property, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore.

All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

THE MORTGAGOR FURTHER AGREES that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 35 days from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the 35 days time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby for a period of thirty (30) days after the due date thereof, or in case of a breach of any other covenant or agreement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable. 87428113

AND IN THE EVENT That the whole of said debt is declared to be due, the Mortgagee shall have the right immediately to foreclose this mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagor, or any party claiming under said Mortgagor, and without regard to the solvency or insolvency at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, enter an order placing the Mortgagee in possession of the premises, or appoint a receiver for the benefit of the Mortgagee with power to collect the rents, issues, and profits of the said premises during the pendency of such foreclosure suit and in case of sale and a deficiency, during the full statutory period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness, costs, taxes, insurance, and other items necessary for the protection and preservation of the property.

Whenever the said Mortgagee shall be placed in possession of the above described premises under an order of a court in which an action is pending to foreclose this mortgage or a subsequent mortgage, the said Mortgagee, in its discretion, may: keep the said premises in good repair; pay such current or back taxes and assessments as may be due on the said premises; pay for and maintain such insurance in such amounts as shall have been required by the Mortgagee; lease the said premises to the Mortgagor or others upon such terms and conditions, either within or beyond any period of redemption, as are approved by the court; collect and receive the rents, issues, and profits for the use of the premises hereinabove described; and employ other persons and expend itself such amounts as are reasonably necessary to carry out the provisions of this paragraph. 21 729 816

AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees, and stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys', solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for the purpose authorized in the mortgage, with interest on such advances at the rate set forth in the note secured hereby, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor. 21 783 991

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee.

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

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. Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.