MORPHOFFICIAL COPY

THIS INDENTURE, made				
	August28_		1987, hetween	87504215
lrei	ne.Allen (unm	arried)		
	4 S. Aberdeen			
	cago, II. 606			
(NO AND CTR	CET)	(CITY)	(STATE)	
rein referred to as "Mortg	gagors," and			į
leet Finance In	nc.			
415 W. Harrison (NO. AND STRE		e. II. 6016 (CITY)	(STATE)	Above Space For Recorder's Use Only
rein referred to as "Mortg	ragee." witnesseth:			And spice to record to the only
THAT WHEREAS	t'A Mortgagors are jus	tly indebted to th	e Mortgagee upon the i	nstallment note of even date herewith, in the principal sum o
Fifteen Thouse 15158.16 m and interest at the rate 91, and all of said pri	and in installments as incipal and in filters.	ed Fifty Ei ler of and delivered provided in said no made payable at aud	ight and 16/100 it to the Mortgagee, in an ote, with a final payment in place as the holders of the source.	d by which note the Mortgagors promise to pay the said principal of the balance due on the
111side, 11	the Mortgago 4 to accurate the performance of hand paid, the receive assigns, the following:	ire the payment of the covenants and whereof is hereby as demonsted. Real Est	he said principal sum of magreements herein contait chrowledged, do by these title and all of their estate	noney and said interest in accordance with the terms, provisions and neil, by the Mortgagors to be performed, and also in consideration present. CONVEY AND WARRANT unto the Mortgagee, and the right, title and interest therein, situate, lying and being in the AND STATE OF ILLINOIS, to will
he North EAst (f the THird Pri	Quarter (excepting the first particular the first p	pt railcoad ian, in Coo) of Section 1); County, Illi	
ommonly known a	as 5654 S. Abe	erdeen Chic	eago. 11, 60621	
ermanent Index	NO. 20-17-209	9-049 TP		
		AO		
	77		46	
		123	1-15-67 4 6 c	99 87504215 A - HE.
		, _,		199 07900ZIJ A KL.
			<i>y</i>	TYY STOURED A - RED
				AAA AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
nd during all such times as I quipment or articles now or onsroiled), and ventiation, loves and water heaters. All pparatus, equipment or artic TO HAVE AND TO et forth, free from all rights to hereby expressly release the name of a record own Tale mortgage coust are witness the hand PLEASE	I improvements, tenement Mortgagors may be entited to the entite of the including (without restrated for the foregoing are decles hereafter placed in HOLD the premises unto and benefits under and and waive. The ist of two pages. The core is a part hereof and all	nts, casements, fixtled thereto (which a cron used to supply icting the foregoing sclared to be a part ho preinties by Moito the Mortgager, at by virtue of the Hollowith Committee werants, condition sail by binding on its the day and year the day and year.	s the "premises," ures, and appurtenances there pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether rigngors or their successor all the Morigagee's succes mestead Exemption Laws and provisions appearl Morigagors, their heirs, if first above written. (Seal)	nereto telanging, and all rents, issues and profits thereof for so lon in a parity with said real estate and not secondarily) and all apparatus, water, light, priser, refrigeration (whether single units or centrally, water, light, priser, refrigeration (whether single units or centrally, and so it is agreed that all similar or assigns shall be a mailtered as constituting part of the real estate sors and assigns, forever, for the purposes, and upon the upper herein of the State of Illinois, which is in rights and benefits the Mortgagoring on page 2 (the reverse side of the mortgage) are incorporate
TOOETHER with all and during all such times as I quipment or articles now or protected, and ventilation, oves and water heaters. All pparatus, equipment or articles to the forth, free from all rights to hereby expressly release he name of a record own This mortgage consistent by reference and ar Witness the hand	I improvements, tenement Mortgagors may be entited to the including (without restricted for the foregoing are decles hereafter placed in HOLD the premises unto and benefits under and and waive, ner is:resteAint of two pages. The consequent mand and and and spath foregoing and spath thereof and an and spathof Mortgago	nts, casements, fixtled thereto (which a cron used to supply icting the foregoing sclared to be a part he premises by Mo to the Mortgagee, a by virtue of the Ho Letta-Cterumit-Exprending on the day and year the day and year	s the "premises," ures, and appurtenances there pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether rangagers or their successor all the Morigagee's successmeatead Exemption Laws and provisions appearl Morigagors, their heirs, a first above written. (Seal)	mereto telenging, and all rents, issues and profits thereof for so lon a parity with zaid real estate and not secondarily) and all apparatus, water, light, priver, refrigeration (whether single units or centrally, water, light, priver, refrigeration (whether single units or centrally, and one is a series of the same physically attained thereto or not, and it is agreed that all similar or assigns shall be considered as constituting part of the real estatements and assigns, forever, for the purposes, and upon the upgaliere of the State of Illinois, which is in rights and benefits the Mortgagoing on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. (Seal)
TOGETHER with all diduring all such times as ! quipment or articles now or introlled), and ventilation, was and water heaters. All paratus, equipment or articles and water heaters. All paratus, equipment or articles forth, free from all rights o hereby expressly release to name of a record own This mortgage coast with by reference and ar Witness the hand PLEASE PRINT OR TYPE NAME(S) BELOW	I improvements, tenement Mortgagors may be entitle therein or the including (without restrated for the foregoing are decles hereafter placed in HOLD the premises unto and benefits under and and waive, ner is:I	nts, casements, fixtled thereto (which a cron used to supply icting the foregoing sclared to be a part ho preinties by Moito the Mortgagee, at by virtue of the Hollowith Committee were antis, condition sail by binding on its the day and year.	s the "premises," ures, and appurtenances there pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether rangors or their successor all the Morigagee's successmeatead Exemption Laws and provisions appear Mortgagors, their heirs, a first above written. (Seal)	mereto belonging, and all rents, issues and profits thereof for so for in a parity with said real estate and not secondarily) and all apparatus, water, light, priver, refrigeration (whether single units or central s, storm doors and vindows, floor coverings, inador beds, awning or physically attained thereto or not, and it is agreed that all similar or assigns shall be considered as constituting part of the real estatement assigns, forever, for the purposes, and upon the upgs, here of the State of Illinois, which and rights and benefits the Mortgagoing on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. (Seal:
TOCETHER with all during all such times as suppresent or articles now or introlled), and ventilation, was and water heaters. All paratus, equipment or articles are comparatus, equipment or articles before, free from all rights of hereby expressly release to name of a record own This mortgage coast with by reference and ar Witness the hand	I improvements, tenement Mortgagors may be entitle reference for the including (without restrated for the foregoing are decles hereafter placed in the HOLD the premises units and benefits under and and waive, here is a part hereof and shand and most of Mortgago Trene Aller	nts, casements, fixtled thereto (which a room used to supply icting the foregoing selared to be a part he premises by Monto the Mortgagee, a by virtue of the Holowenants, conditionall by binding on the day and year the day and year.	s the "premises," ures, and appurtenances the pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether transpors or their successor tell the Morigagee's successmeatead Exemption Laws: 'A od') as and provisions appears Morigagors, their heirs, r first above written. (Seal)	nereto telinging, and all rents, issues and profits thereof for so for a parity with wald real estate and not secondarily) and all apparatus, water, light, priser, refrigeration (whether single units or centralist, satorm doors and windows, floor coverings, inador beds, awning or physically attained thereto or not, and it is agreed that all similar or assigns shall be a mattered as constituting part of the real estatement assigns, forever, for the purposes, and upon the uppathere of the State of Illinois, which wild rights and benefits the Mortgagoing on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. (Seal)
TOGETHER with all and during all such times as iquipment or articles now or operation of the controlled, and ventilation, oves and water heaters. All sparatus, equipment or articles are to the controlled, and ventilation over any country of the controlled over the c	I improvements, tenement Mortgagors may be entitle therein or the including (without restricted for the foregoing are decles hereafter placed in the HOLD the premises unit and benefits under and and waive. There is:	nts, casements, fixtled thereto (which a roun used to supply icting the foregoing related to be a part he preinties by Moto the Mortgagee, at by virtue of the Ho Virtue of the	s the "premises," ures, and appurenances the pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether rigagors or their accessor rid heat blooming to the successor mestead fixemption Laws. 4 & 4) Brist above written. (Scal) (Scal)	nereto telunging, and all rents, issues and profits thereof for so for in a parity with said real estate and not secondarily) and all apparatus, water, light, power, refrigeration (whether single units or centralist, satern doors a sit windows, floor coverings, inador beds, awning or physically attached thereto or not, and it is agreed that all similars or assigns shall be a mattered as constituting part of the real estations and assigns, forever, for the purposes, and upon the upgathere of the State of Illinois, which is id rights and benefits the Mortgago ing on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. [Seal] [I. the undersigned, a Notary Public in and for said Counter-A-1-lenn (timmit refeet)
TOGETHER with all and during all such times as I quipment or articles now or omtrolled), and ventilation, aves and water heaters. All pparatus, equipment or articles forth, free from all rights or hereby expressly release the name of a record own Tale mortgage coasises by reference and ar Witness the hand	I improvements, tenement Mortgagors may be entitle therein or the including (without restrated for the foregoing are decles hereafter placed in the HOLD the premises unto and benefits under and and waive. The Table Aller Trene Aller Trene Aller in the State aforeast, persunally known to me persunally known to me.	nts, casements, fixtled thereto (which a cron used to supply icting the foregoing clared to be a part to premise by Monoto the Mortgagee, and y virtue of the Hollowing the condition tall by hinding on the day and year the day and year to DO HEREBY CE	s the "premises," ures, and appurenances there pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether tagagors or their successor all the Mortgagee's successmeatead Exemption Laws. [4 & 4] [5 & 4] [6 & 5] [7 & 6] [8 & 6] [8 & 6] [8 & 7 & 6] [8 & 7 & 6] [8 & 7 & 6] [8 & 7 & 6] [8 & 7 & 6] [8 & 7 & 7] [8 & 7] [8 & 7] [8 & 7] [8 & 7] [8 & 7] [9 & 7]	nereto telenging, and all rents, issues and profits thereof for so lon in a parity with exist real estate and not secondarily) and all apparatus, water, light, priver, refrigeration (whether single units or centrally, water, light, priver, refrigeration (whether single units or centrally, start doors and windows, floor coverings, inador beds, awning or physically attained thereto or not, and it is agreed that all similar or assigns shall beld residence as constituting part of the real estatements and assigns, forever, for the purposes, and upon the uses here of the State of Illinois, which is lid rights and benefits the Mortgagoing on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. [Seal] I, the undersigned, a Notary Public in and for said Counter-Addition (strument of the foregoing instruments).
TOGETHER with all ad during all such times as I quipment or articles now of option of the controlled), and ventilation, over and water heaters. All sparatus, equipment or articles are the controlled of the cont	I improvements, tenement Mortgagors may be entited to the foreign of the including (without restricted for the foreign are the cless hereafter placed in the HOLD the premises unto and benefits under and and waive. The ist of two pages. The come a part hereof and an and nod of Mortgago ITENE ATLET	nts, casements, fixtled thereto (which a cron used to supply icting the foregoing selared to be a part the premises by Monoto the Mortgagee, as by sittle of the Hollands, condition tall by binding on the day and year the day and year the day and year to be to be the same pairs day in person, its day in person,	s the "premises," ures, and appurtenances there pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether successor had the Mortgagee's successmeatead Exemption Laws and provisions appearit Mortgagors, their heirs, and provisions written. (Scal)	nereto tellinging, and all rents, issues and profits thereof for so lon in a parity with zald real estate and not secondarily) and all apparatus, water, light, priver, refrigeration (whether single units or centrally, water, light, priver, refrigeration (whether single units or centrally, and one and it is agreed that all similar or assigns shall be considered as constituting part of the real estatement and assigns, forever, for the purposes, and upon the upgalitered of the State of Illinois, which is lid rights and benefits the Mortgago ing on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. [Seal] I, the undersigned, a Notary Public in and for said Count e-A-likes (1998), as a subscribed to the foregoing instrument of the many page in the many page instrument of the many page in the many page i
TOGETHER with all adduring all such times as I quipment or articles now of introlled), and ventilation, oves and water heaters. All sparatus, equipment or articles and water heaters. All sparatus, equipment or articles and the second and the second of th	I improvements, tenement Mortgagors may be entitl to the foreign or the including (without restricted for the foreign are decles hereafter placed in the sand benefits under and and waive, nor is: _Irune_Allet of two pages. The cre a part hereof and shand spalof Mortgago IT enter Allet in the State aforesaid, persunally known to mappeared hefore me the right of homestead.	nts, casements, fixtled thereto (which a cron used to supply icting the foregoing selared to be a part the premises by Monoto the Mortgagee, as by sittle of the Hollands, condition tall by binding on the day and year the day and year the day and year to be to be the same pais day in person, free and volunta	s the "premises," ures, and appurenances the pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether successor had the Mortgagee's succes mestead Exemption Laws. [4 & 4] is and provisions appearl Mortgagors, their heirs, (Scal) [Scal]	in a parity with zaid real estate and not secondarily) and all apparatus, in a parity with zaid real estate and not secondarily) and all apparatus, water, light, priver, refrigeration (whether single units or centrality, water, light, priver, refrigeration (whether single units or centrality, water, light, priver, refrigeration (whether single units or centrality, and one is a sagreed that all similar or assigns shall be considered as constituting part of the real estate sors and assigns, forever, for the purposes, and upon the upgalitered of the State of Illinois, which is lid rights and benefits the Mortgago ing on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. [Seal] I, the undersigned, a Notary Public in and for said Counter—A-likers—(simmtrefect) a
TOGETHER with all and during all such times as a quipment or articles now of omtrolled), and ventilation, oves and water heaters. All pharatus, equipment or articles forth, free from all rights to hereby expressly release he name of a record own This mortgage consistent by reference and are Witness the hand	I improvements, tenement Mortgagors may be entitl to the foreign or the including (without restricted for the foreign are decles hereafter placed in the sand benefits under and and waive, nor is: _Irune_Allet of two pages. The cre a part hereof and shand spalof Mortgago IT enter Allet in the State aforesaid, persunally known to mappeared hefore me the right of homestead.	nts, casements, fixtled thereto (which a cron used to supply icting the foregoing selared to be a part the premises by Monoto the Mortgagee, as by sittle of the Hollands, condition tall by binding on the day and year the day and year the day and year to be to be the same pais day in person, free and volunta	s the "premises," ures, and appurenances the pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether successor had the Mortgagee's succes mestead Exemption Laws. [4 & 4] is and provisions appearl Mortgagors, their heirs, (Scal) [Scal]	in a parity with zaid real estate and not secondarily) and all apparatus, in a parity with zaid real estate and not secondarily) and all apparatus, water, light, priver, refrigeration (whether single units or centrally, water, light, priver, refrigeration (whether single units or centrally, and one and it is agreed that all similar or assigns shall be considered as constituting part of the real estate sors and assigns, forever, for the purposes, and upon the upgaliered of the State of Illinois, which is lid rights and benefits the Mortgagoi ing on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. [Seal] I, the undersigned, a Notary Public in and for said Count e-A-l-lien (411mmtrried) [Seal] I, the undersigned, a subscribed to the foregoing instrument a purposes therein set forth, including the release and waiver of the purposes therein set forth, including the release and waiver of the
TOGETHER with all adduring all such times as I quipment or articles now of introlled), and ventilation, oves and water heaters. All sparatus, equipment or articles and water heaters. All sparatus, equipment or articles and the second and the second of th	I improvements, tenement Mortgagors may be entitl to the foreign or the including (without restricted for the foreign are decles hereafter placed in the sand benefits under and and waive, nor is: _Irune_Allet of two pages. The cre a part hereof and shand spalof Mortgago IT enter Allet in the State aforesaid, persunally known to mappeared hefore me the right of homestead.	nts, casements, fixtled thereto (which a cron used to supply icting the foregoing selared to be a part the premises by Monoto the Mortgagee, as by sittle of the Hollands, condition tall by binding on the day and year the day and year the day and year to be to be the same pais day in person, free and volunta	s the "premises," ures, and appurenances the pledged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether successor had the Mortgagee's succes mestead Exemption Laws. [4 & 4] is and provisions appearl Mortgagors, their heirs, (Scal) [Scal]	mereto tellinging, and all renta, issues and profits thereof for so lon in a parity with said real estate and not secondarily) and all apparatus, water, light, priver, refrigeration (whether single units or centrally, water, light, priver, refrigeration (whether single units or centrally, standors and vindows, floor coverings, inador beds, awning or physically attained thereto or not, and it is agreed that all similar or assigns shall be a mistered as constituting part of the real estate water and assigns, forever, for the purposes, and upon the upgathered of the State of Illinois, which is in rights and benefits the Mortgagoi and on page 2 (the reverse side of this mortgage) are incorporate, successors and assigns. (Seal)
TOGETHER with all and during all such times as squipment or articles now of operation of the controlled, and ventilation, over and water heaters. All operatus, equipment or articles forth, free from all rights of hereby expressly release the name of a record own This mortgage consistent by reference and ar Witness the hand	I improvements, tenement Mortgagors may be entitle to the foregoing are decles hereafter placed in the following (without restricted to the foregoing are decles hereafter placed in the following the premises units and benefits under and and waive, the rist of two pages. The core a part hereof and shand and sed of Mortgago Trene Aller Aller in the State aforesaid, personally known to mappeared hefore me the right of homestead. In the State aforesaid, official seal, this	nts, casements, fixtled thereto (which a roon used to supply icting the foregoing relared to be a part he preinties by Moto the Mortgagee, a by virtue of the Holowenants, condition all be binding on its the day and year the day and year to be to be the same pais day in person, free and voluntation of the the same pais day in person, free and voluntation of the the same pais day in person, free and voluntation of the the same pais day in person, free and voluntation of the the same pais day in person.	s the "premises," ures, and appurtenances the pedged primarily and of heat, gas, air conditioning), screens, window shade of said real estate whether transports or their successor all the Morrgagee's successmentead Exemption Laws and provisions appear? Mortgagors, their heirs, (Seal) (Seal) (Seal) (Seal)	In the undersigned, a Notary Public in and for said Count e. Allen (timmer elect) I, the undersigned, a Notary Public in and for said Count e. successors and sasigns. I, the undersigned, a Notary Public in and for said Count e. Allen (timmer elect) I, the undersigned, a subscribed to the foregoing instrument apurposes therein sor forth, including the release and waiter of the said (electron). I, the undersigned, a notary Public in and for said Count e. Allen (timmer elect) I, the undersigned and delivered the said instrument apurposes therein sor forth, including the release and waiver of the stages therein sor forth, including the release and waiver of the stages and the release and the said (instrument electron).
TOGETHER with all and during all such times as a quipment or articles now or controlled), and ventilation, loves and water heaters. All planatus, equipment or articles to the forth, free from all rights or hereby expressly release the name of a record own This mortgage cousing or the properties of the forth, free from all rights or hereby expressly release the name of a record own This mortgage cousing or the properties of the forth of the for	I improvements, tenement Mortgagors may be entited Mortgagors may be entited in the control of the foregoing are decles hereafter placed in the foregoing are decles hereafter placed in the and benefits under and and waive, nor is:I	nts, casements, fixtled thereto (which a rorn used to supply icting the foregoing selared to be a part ho preinties by Moio the Mortgager, a by virtue of the Holland and the	s the "premises," ures, and appurtenances there pledged primarily and of heat, gas, air conditioning, screens, window shade of said real estate whether rangors or their successor all the Mortgager's successmeatead Exemption Laws (Seal) "A odd" (Seal) "(Seal)	nereto tellinging, and all rents, issues and profits thereof for so lon in a parity with said real estate and not secondarily) and all apparatus, water, light, priver, refrigeration (whether single units or centrally, water, light, priver, refrigeration (whether single units or centrally, so storm doors and vindows, floor coverings, inador beds, awning an physically attained thereto or not, and it is agreed that all similar or assigns shall be considered as constituting part of the real estations and assigns, forever, for the purposes, and upon the upperhere of the State of Illinois, which said rights and benefits the Mortgago ing on page 2 (the reverse side of this mortgage) are incorporated, successors and assigns. [Seal] I, the undersigned, a Notary Public in and for said Counter Additional Counter of the subscribed to the foregoing instrument appreciate the said instrument in purposes therein set forth, including the release and waiver of the stagus by the said instrument in the said instru

OR RECORDER'S OFFICE BOX NO. ___

IL-Mtg., Rev. 7/87 Control No. 90714005

UNOFFICIAL COPY

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS MORTGAGE):

- 1. Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics or other liens or claims for lien not expressly subordin to the lien thereof, (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pey in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing 3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by nortgages or the mortgages's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to equire Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.
- 4 If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such laws. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagoe, and the Morgagoe's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.
- 5. At such time as a'ce I fortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.
- 6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and wind-storm under policies providing (or playment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, at a companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard my new a clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expirit wall deliver renewal policies not less than ten days prior to the respective dates of expiration
- 7. In case of default therein, Morigar is 17.8, but need not, make any payment or perform any act hereinbefore required of Morigagors in any form and manner sed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All monies paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other monies advanced by Mortgages to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereor is the higher of the annual percentage rate disclosed on the present note or the highest rate allowed by law. Inaction of Mortgagee shall never be considered as a wair or of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.
- 8. The Mortgagee making any phyment hereby authoric of reliting to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof
- 9. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagoe and without notice to Mortgagors, all unpaid indebtedness ser and by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default 1/11 making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained
- 10. When the Indebtodness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as a "ditional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, out ays for documentary and expert evidence, stenographers' charges, publication a and costs (which may be estimated as to items to be expended after entry of the coree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to jule as Morgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtor, ess secured hereby and immediately due and payable, with interest thereon at the higher of the atmust personage rate disclosed on the present note or the highest rice allowed by law, when paid or incurred by Mortgages in connection with (a) any proceeding, including forestosure by a senior or junior mortgage, probate and bank page proceedings, to which the Mortgages shall be a party either as plaintiff, claimant or defendant, by reuson of this mortgage or any indebtedness hereby secured; or (b) proparations of the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparation of the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.
 - 11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following of our of priority: first, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph bertod; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may up sear
 - 12. Upon or at any time after the filling of a complaint to foreclose this mortgage the court in which such complaint is file I may appoint a receiver of said premises Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency. Moreagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or n A, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any incident times when Mortgagors, except for the intervention of such receiver, would be satisfied to collect such cents, issues and profits, and all other powers which may be nace say or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from the so time may authorize the receiver to apply the net income in his hands in payment in whole or in part of (1) the indebtedness secured hereby, or by any decree one losing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or ot such decree, provided such application is as a prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
 - 13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured
 - 14. The Mortgages shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.
 - 15. The Mortgagors shall periodically deposit with the Mortgagoe such sums as the Mortgagoe may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.
 - 16. If the payment of said indebtedness of any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release
 - 17. Murtgages shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgages for the execution of such release
 - This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders from time to time, of the note secured hereby