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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.

That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this Mortgage, and the Note secured hereby remaining unpaid, are hereby assigned by the Mortgagor to the Mortgagee and shall be paid forthwith to the Mortgagee to be applied by it on account of the indebtedness secured hereby, whether due or not.

The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within sixty 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 sixty 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.

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 of the person or persons liable for the payment of the indebtedness secured hereby, at the time of such applications for appointment of a receiver, or for an order to place Mortgagee in possession of the premises, 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.

And in the 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 surplus 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 hereby, then this conveyance shall be null and void and Mortgagee will, within (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.

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(b) All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the note secured hereby shall be

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

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

That privilege is reserved to pay the debt in whole, or in part, on any installment due date. And the said Mortgagee further covenants and agrees as follows:

the same. and the sale or forfeiture of the said premises or any part thereof to satisfy proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested good faith, contest the same or the validity thereof by appropriate legal or the improvements situated thereon, so long as the Mortgagee shall, in or tax lien upon or against the premises described herein or any part thereof not shall it have the right to pay, discharge, or remove any tax, assessment, to the contrary notwithstanding, that the Mortgagee shall not be required

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

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

And said Mortgagee covenants and agrees: expressly release and waive. of Illinois, which said rights and benefits the said Mortgagee does hereby forego, for the purposes and uses herein set forth, free from all rights and tenancies and fixtures, unto the said Mortgagee, its successors and assigns. To have and to hold the above-described premises, with the appur-

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 Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagee and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the

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.

And as additional security for the payment of the indebtedness aforesaid the Mortgagee 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.

amount of principal then remaining unpaid under said note. under subsection (c) of the preceding paragraph as a credit against the otherwise acquired, the balance then remaining in the funds accumulated of the commencement of such proceedings or at the time the property is the property otherwise after default, the Mortgagee shall apply, at the time public use of the premises covered hereby, or if the Mortgagee acquires shall be a default under any of the provisions of this mortgage resulting in a and at the provisions of subsection (a) of the preceding paragraph. If there count of the Mortgagee any balance remaining in the funds accumulated

full payment of the entire indebtedness represented thereby, the Mortgage shall, in computing the amount of such indebtedness, credit to the account of the Mortgagee any balance remaining in the funds accumulated and at the provisions of subsection (a) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage resulting in a public use of the premises covered hereby, or if the Mortgagee acquires of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated

If the total of the payments made by the Mortgagee under subsection (a) of the preceding paragraph shall exceed the amount of the payments actually made by the Mortgagee for ground rents, taxes, assessments, or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the Mortgagee, shall be credited on subsequent payments to be made by the Mortgagee, or refunded to the Mortgagee. If, however, the monthly payments made by the Mortgagee under subsection (a) 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 Mortgagee 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 Mortgagee shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgage shall, in computing the amount of such indebtedness, credit to the account of the Mortgagee any balance remaining in the funds accumulated

Any deficiency in the amount of any such aggregate monthly payments shall, unless made good by the Mortgagee 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 four cents (4c) for each dollar (\$1) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

- (I) ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums;
(II) interest on the note secured hereby;
(III) amortization of the principal of the said note; and
(IV) late charges.

added together and the aggregate amount thereof shall be paid by the Mortgagee each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

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