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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JUNE 3

. The moving garder is PATRICK J. WALLACE AND PATRICIA A. WALLACE, BUSRABD AND WIFE ("Borrower"). This Security Instrument is given to 1938

SEARS MORTGAGE CURPORALION

under the laws of the STATE OF OHIO , and 300 KNIGHTSBRIDGE PASSARY SUITE 500 LINCOLNSHIRE, ILLINOIS 60069

, which is organized and existing , and whose address is

("Lender").

Borrower owes Lender the rincipal sum of ONE HUNDRED THIRTY-SEVEN THOUSAND AND 007100-----Dollars (U.S. \$137,000,00-----). This dobt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not

paid earlier, due and payable on WLY 1 2018 This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performent of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower doe thereby mortgage, grant and convey to Lender the following described property

located in

COUN

LOT 20 IN NOTES ESTATES SUBDIVES OF OF PART OF THE SOUTH LAST 1/4 OF THE SOUTH WEST 174 OF SECTION 28. TOWNSHIP 41 HORTH RANGE TO FAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, THE HOUS. Olynnin Clerk's Office

P. L.N 07 28-303-002-0000

which has the address of 905 ALEXANDRA COURT

(Street)

SCHAUMBURG

Illinois 60193

(Zip Code)

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or horeafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby convoyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property

ILLINOIS - Single Family - FNMA/FHLMC UNIFORM INSTRUMENT VERSION 1.1

XC1800D

Form 3014 12/83 XC1800DAAA

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

Payment of Principal and Interest; Propayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

Funds for Taxos and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrew items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Horrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrew items, shall exceed the amount required to pay the escrew items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held is Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make with deliciency in one or more payments as required by Lender.

Upon payment is full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any

Funds held by Lender it under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of

application as a credit of tip it the sums secured by this Security Instrument

3. Application of Formonts. Unless applicable law provides otherwise, all payments received by Lender under paragraphs I and ? shall be priced first, to late charges due under the Note; second, to prepayment charges due under the

Note, third, to amounts payable vader paragraph 2, fourth, to interest due; and last, to principal due

4. Charges; Lions. Burrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Dorrower shall pay these obligations in the marner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly turnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any den which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture or , " part of the Property; or (c) secures from the holder of the lien on agreement satisfactory to Lender subordinating the light to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Horrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard Insurance. Horrower shall keep the impresements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term 'ey goded coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably

withheld.

All insurance policies and renewals shall be acceptable to Lender and in II include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, B grover shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and

Lender, Lender may make proof of loss if not made promptly by Borrower.

Unless Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceed: s'a.D be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to florrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Leader that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use he proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due "in 30 day period will begin when the notice is given

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

Instrument immediately prior to the acquisition.

6. Proservation and Maintenance of Property; Loaseholds. Horrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and

fee title shall not merge unless Lender agrees to the merger in writing.

"Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankrupley, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property Londor's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 2, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument, Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting

payment,

· A CHARGE ASSESSED BY LENDER IN CONNECTION WITH BORROWER'S ENTERING INTO THIS SECURITY INSTRUMENT TO PAY THE COST OF AN INDEPENDENT TAX REPORTING SERVICE SHALL NOT BE A CHARGE FOR PURPOSES OF THE PRECEDING SINTENCE.

UNOFFICIAL COPY :

If Lender required mortgage insurance as a condition of making the foan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall

give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condomnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, 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 Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower

If the Property 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 the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

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

10. Borro's, Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of anomyzation of the sums secured by this Security Instrument granted by Lender to any successor in interest of Horrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify among a tion of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Barcovee's successors in interest. Any forbearance by Lender in exercising any right or remody shall not be a waiver of or preclude he exercise of any right or remedy.

11. Successors and Assens Bound; Joint and Soveral Liability; Co-signers. The covenants and agreements of this Security Instrument shall but and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's coversias and agreements shall be joint and several. Any Borrower who co signs this Security Instrument but does not execute the Note: (a) is co signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property and a the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument, and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that

Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so the class interest or other loan charges vollected or to be collected in connection with the loan exceed the permitted limits, then (a) may such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any sums a eady collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make the releast by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial propayment without any prepayment charge under the Note

13. Logislation Affecting Londor's Rights. If enectment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrumen, unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured of his Security Instrument and may invoke any remedies permitted by paragraph 19 If Lender exercises this option, Londer in it take the steps specified in the second paragraph of

paragraph I

14. Notices. Any notice to Borrower provided for in this Secretary Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender lesignates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Lerrower or Lender when given as provided in this paragraph

15. Governing Law; Soverability. This Security Instrument shall be governed by Jederal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of Phis Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which car be given effect without the conflicting provision. To this end the provisions of this Security, Instrument and the Note are

declared to be severable

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of the Security Instrument.

17. Transfer of the Property or a Boneficial Interest in Borrower. If all or any part of the Property on

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 Londer if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Porrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Londer may invoke any

remedies permitted by this Security Instrument without further notice or demand on Horrower

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument, or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (6) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully offective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17

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

19. Acceleration; Remedies, Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, loreclesure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after accoleration and the right to assert in the foreclosure proceeding the non-existence of a defaulter any other defense of Borrower to accoleration and foreclosure. If the default is not cured on or before the date specified in the notice. Londer at its option may require immediate payment in full of all sums secured by this Security Instrument without further domand and may foreclose this Security Instrument by judicial proceeding. Leader shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable atterneys' fees and costs of title evidence.

20.1 ondor in Possossion, Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial safe, I ender (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. Any rents coffected 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 attorneys' fees, and then

to the sums secured by this Security Instrument.

21. Roloaso, Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument

without charge to Borrower Borrower shall p		·
	r waives all right of homestead exemptic	
23, Ridors to this Socurity Instru	m ont . If one or more riders are execute	ed by Borrower and recorded together with this
Security Instrument, in covenants and agree	ements of each such rider shall be incor	porated into and shall amend and supplement the
covenants and agreements of this Security In	nstrument as if the rider(s) were a part	t of this Security Instrument, (Check applicable
box(ns)]		
Adjustable Re o Rider Graduated Payment Rider Other(s) [specify]	Condominium Rider	2 4 Family Ridor
Graduated Paymeat Nider	- [_] Planned Unit Development Ric	der
	 -	
Other(s) [specify]		
BY SIGNING BELOW, Borrower ac	cepts and agrees to the terms and cover-	ants contained in this Security Instrument and in

any rider(s) executed by Horrower and recorded with it.

	Tested & Wellenson (Soul)
0/	PATRICK J. WALLACE BOTTOWN
4	PATRICK J. WALLACE BOTTOWN (Soul)
	PUBLICIA A. WALLACE Borrower
	(Sout)
	19W0 Nich
	Y)
	(Seal)
STATE OF HAIMOR McHoury	
STATE OF ILLINOIS, Schonry	County-#9.
the undersigned	, a Notary Public in and for said county and state,
do hereby certify that PATRICK J. WALLACE A	AND PATRICIA A. WALLACE, BUSBANK AND WIFE
, personally known	to me to be the same person(a) whose secrets) - (11 o
subscribed to the foregoing instrument, appeared befor	to me this day in person, and acknowledges that the y
signed and delivered the said instrument as $-$ the Γr	free and voluntary act, for the uses and purposes therein
set forth.	
Given under my hand and official seal, this	3 day of June , 1988 ,
My Commission expires: CFFICIAL SEAL M VOLVECTOR SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL	10 10 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
This instrument was propared by- 20201122 4 12 22 22	// / / / / / / / / / / / / / / / / / /
CHARLOTTE L. ROSENOW	RETURN TO SEARS MORTGAGE CORPORATION
LINCOLNSHIRE, IL 60069	455 KNIGHTSBITIGE PKWY

XC 1800D

LINCOLBSHIBE, TO 60069

BO: 323 QC

XC 18000AAD

(Address)

UNOFFICIAL COP

ADJUSTABLE RATE RIDER

LENDER'S + 59-58-58368

3RD day of JUNE, 1988 THIS ADJUSTABLE RATE RIDER IS MADE this , and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed or Trust or Security Deed (the "Security Instrument Lof the Same date given by the undersignal (the "Gorower") to secure Borrower's Algiztlable rate Rote (the . Note II to SEARS MORTGAGE CORPORATION AN OHIO CORPORATION

(the "Lender") of the same date and

covering the property described in the Security Instrument and located at 905 ALEXANDRA COURT

SCHAUMBURG, IL 60193

[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

ender further command and agree as follows	
L. INTERFET RATE AND MONTHLY PAYMENT CHANG Too Note provide for an industriate of the control of	$(ES) = 1.50 \mathrm{s}_{\odot}$. The Note provides for changes in the interest rate and th
nonlinky playments, at fast ows	t.c.

INTEREST RACE AND MONTHLY PAYMENT CHANGES
(A) Change Dates

, tu 89 The interest rate t will may be change on the first day of JANUARY , and on that day every STX MONTHS - thereafter, Each date on which my interest rate could change is called a "Change Date."

(B) The Index

The index currently used by Sears Mortgage corporation for this MAMI, foan is the monthly weighted average cost of funds for flaventh district members of the Federal Noise Loan Bank of Sankrancisco.

in the Index is no longer available. To rolla Holder will choose a new index which is tissed upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Oate, the Note Holds, will calculate my new Interest rate by adding TWO AND 25/100 percenting points (----2,2500%) to the Cirrent Index. This Note Holder will then round the result of this addition to the nearest one eighth or one percentage point (0.125%), stopent to the limits stated in Section 2(D) below, this rounded amount will be my new interest rate until the next Change Date.

fine Note Holder will then determine the amount of the monthly 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 data of 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. The interest rate Lain required to pay the first Change Date will not be greater than ---- 6, 1250. Thereafter, my interest rate will never be in respector decreased on any single Change Date by more than 1 PERCENTAGE POINT From the rate of interest in new been paying for the precenting 6 MORTHS . But interest rate with never be

areater than ****** 12.2500% (F) Effective Date of Changes

Ally new interest 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.

(E) Notice of Changes

The Note Holder will deliver or mult to me a notice of any changes in 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 tyle and telephone number of a person who will answer any question timay 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:

Uniform Covenant 12 of the Security Instrument is amended to read as follows.

Frankfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or an interest in it is sold or transferred and Borrower is not a natural versity of thould be dead of transferred and Borrower is not a natural versity of thould be dead of written consent, Lender may, at the option, require immediate payment in full of all sums secured by this Security instrument. However, his 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 it is Borrower causes to be submitted to Lender information required by trader to evaluate the interned of this security may be included to be imported by the form assumption and that the risk of a breach of any coverant or agreement in this Security Institution is account wheteled ender.

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

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums security in Security Instrument, if borrower rink to pay these sums prior to the expiration of this period, Lender may invoke any remailed by this Security instrument without further notice or damand on Borrower.

BY SIGNING BELOW. Borrower accepts and agr	ees to the terms :	and covenants contained in this Adjustant	e Rate Hider.
PAIRICK T. WALLACE	Coan		(Seal
PATRICK J. WALLACE	Borrower	PATRICIA A. WALLACE	Horrowe
Patricia a Mather	(Seat)		(568)
	Bottowet		Barrawer

SKNU 258 Fluithfulate 6/87