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Form# 12186-4

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NO. AND S ein referred to as "Mo		seth:	16	,	Above Space For Rec	order's Use On	ly
THAT WHEREAS the	Mortgagors are ju	ustly indebted to the	Mortgagee upon	the Retail Installa	nent Contract dated	, four	
	nnety b	40/100 -					DOLLARS
31, 490. ay the said sum in	$\frac{19}{19}$ Install	_), payable to the orde	er of and delivered	to the Mortgagee, i	n and by which contra	ct the Mortgago	ors promise
And a final i	installmet t 🔊 🕯	262 4.	2	payable on		5/15	
absence of such appo	intment, then at			lers of the contract in MORTGAGE CO	may from time to time. OMPANY, INC.	, in writing appo	oint, and in
LOMBARD ILL NOW, THEREFORE, the	INOIS he Mortgagors to	seci re be payment	of the said sum	ed, by the Mortgago	h the terms, provision rato be performed, do l	by these present	ts CONVEY
WARRANT unto the M interest therein, situa	Aortgagee, and the	e Mortgagee's runcess	ors and assigns, t IY OF CHICA	the following descri	bed Real Estate and al	l of their estate.	right, title
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ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- 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 mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof. (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 Mortgages or to holder of the contract: (4) complete within a reasonable ting any building or buildings now or at any time in process of erection upon said premises. (5) comply with alterquirements of lies or municipal ordinances with respect to the premises and the use thereof. (6) make no material alterations in said premises except as required by the 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, turnish to Mortgagee or to holders of the contract duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. Mortgagors shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment 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, all in companies satisfactory to the holders of the contract, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the siandard mortgage clause to be attached to each policy, and shall deliver all policies including additional and renewal policies to holder of the contract and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 4. In case of default therein. Mortgagee or the holder of the contract may, but need not, make any payment or perform any act hereinbefore required of Mortgagors to any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, an '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 moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mid-lagged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and pay able without notice, inaction of Mortgagee or holders of the contract shall never be considered as a water of any right accurring to them on account o any default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the helder of the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or any mate 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 tien or title or claim thereof.
- 6. Mortgagors shall pay each item of in sebtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgas s.a. all unpaid indebtedness secured by the Mortgage shall, notwithstanding in this contract or in this Mortgage to the contrary, become due and perable a immediately in the case of default in making payment of any instalment on the contract, or this when default shall occur and continue for the clays in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof. (here shall be aboved and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee or holder of the contract for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographic's charges, publication costs and costs which may be estimated as to items to be expended after entry of the decreed of procuring all such abstracts of title, title scarches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or hold routhe contract 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 a.m.// core the true 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 indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contraction connection with lai any proceeding, including probate and bankrup by proceedings, to which either of them shall be a party, either as plaintiff cial; tant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or by preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distributed in applied in the following order of priority: First, on account of all coats and expenses incident to the foreclosure proceedings, including all such it ins as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indeptedness additional other evidenced by the contract: third, all other indebtedness, if any, remaining dispate on the contract: fourth, any overplus to Mortgagors, their literal legal representatives or assigns as their rights may appear.
- 9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in whic', such bill is filed may appoint a receiver of said premises. Such appointment may be sided either before or after sale without notice, without regard on the solvency or insolvency of Mortgagors 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 not and the Mortgagors between the such foreclosure said and profits of said premises during the pendency of such foreclosure said and the mortgagors as a sale and a deficiency during the felter, aturory period of redemption, whether there be redemption or not, as well as during they therefore when Mortgagors except for the intervention of so the receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the profite time of the premises during the which may be necessary or are usual in such cases for the profite time for the same operation of the premises during the which of said period. The Court from time to time may authorize the receiver to apply the net income in this hands in payment in whole sylin part quill know the deficiency or by any decree foreclosing this infortgagor any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- 10. No action for the enforcement of the lien or any provision hereof shall be subject to any defense which we will not be good and available to the party interposing same in an action at law upon the contract hereby accured.
- 11. Mortgages or the holder of the contract shall have the right to inspect the premises at all reasonable times and access the ereto shall be permitted for that purpose.
- 12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

ASSIGNMENT FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within mortgage to									
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V cmv			UNION MORTGAGE CO. P. O. BOX 790684						
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