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## UNOFFICIAL GOPY 7 1991 HAR II PH 3: 43 91 1 0 8 6 7 7

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MORTGAGE
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THE ABOVE SPACE FOR RECORDER'S USE ONLY

In the event Mortgagors sell or convey the premises, or if the title thereto or any interest therein shall become vested life any manner whatsoever in any other persons of the than Mortgage with respect thereto unless prior to such sale or conveyance Mortgage whall have the option of declaring immediately due and payable all unpaid insaminants to those and enforcing the provisions of this Mortgage with respect thereto unless prior to such sale or conveyance Mortgages shall have consented thereto in writing and the prospective purchasers or grantees shall have executed prictine agreement in form satisfactory to the Mortgages assuming and agreeing to be bound by the terms and cool it is as said Note and this Mortgage. Signed and said of the prospective purchasers or grantees (SEAL)  STATE OF ILLINOIS )  I, the undersigned			•	
under the laws of the State of Illinois, doing business in Chicago, Illinois, (herein neferred to as "Mortagages" WITNESSETH THAT WHEREAS MY 100 — dollars (S. 23,000.00 ) evidenced by a Mortagago in the same of "Morthy Universal Directions of the Mortagago in the same of the Mortagago and delivered, by which Note Mortagagos promise to the cortex of the Mortagagos and delivered, by which Note Mortagagos promise to the cortex of the Mortagagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a which Note Mortagagos promise to the cortex of the Mortagagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a which Note Mortagagos promise to the cortex of the Mortagagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00 ) evidenced by a mortagos of Chicago, Illinois, in — 60 — dollars (S. 23,000.00	THIS INDENTURE, made March 7	, 19 <u>91</u> , between	David Cohen and Mae Cohen, his wife	<u>.</u>
Note of even date herewith executed by Mongagors, payable to the order of the Mongagor and delivered, by which Note Mongagors promise to pay said principal sum and interest on the balance of principal remaining from time to time unpaid at the role of \$200,000.  200,100	under the laws of the State of Illinois, doing business in Chicag Mortgagors are justly indebted to Mortgagee in the sum of	go, Illinois, (herein refer of <u>Twenty Thre</u>	rred to as "Mortgagee,") WITNESSETH THAT WHERE the Thousand and NO/100	EAS
all extensions and recovered tenerors, and for the further propose of any of them in the Worrigage or or the holder of use this cold in beddering and on bedeeme case to the Morrigage or any of them in the Worrigage or the Morrigage or the Morrigage or the Worrigage or the Morrigage or the Morri	Note of even date herewith executed by Mortgagors, payable to pay said principal sum and interest on the balance of per cent (10.25 %) per annum prior to maturity, at the monthly installments commencing May 1 last of said installments to be in the amount of \$	to the order of the Mo principal remaining fi the office of Mortgagee , 19 91 , and o 206,10 feach installment after	23,000.00 evidenced by a certain Promiss ortgagee and delivered, by which Note Mortgagors promise of time unpaid at the rate of the and control of the of Chicago, Illinois, in the same date of each month thereafter, all except each, and said last installment to be the entire unper the original maturity date thereof at 11.25 % per annual control of the original maturity date thereof at 11.25 % per annual control of the original maturity date thereof at 11.25 % per annual control of the original maturity date thereof at 11.25 % per annual control of the original maturity date thereof at 11.25 % per annual control of the original control of the orig	nise One sive the paid um;
Unit 403D in Carl Sandhurg Village Condominium Unit Number 1 as delineated on a survey of a portion of Lot 9 in chicago Land Clearance Commission Number 3, being a Consolidation of Lots and parts of Lots and vacated a leys in Bronson's Addition to Chicago and certain Resulms, all in the North East of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Recorded as Document 25032908 together with its undivided percentage interest in the Common Elements in Cook County, Tallinos  Final Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Recorded as Document 25032908 together with its undivided percentage interest in the Common Elements in Cook County, Tallinos  FINAL PRINCIPAL ADDRESS: 1355 Sanburg Terrace-40  Chicago, IL. 60610  Chicago,	all extensions and renewals thereof, and for the further purpose of securior hereafter owing and to become due to in the Mortgagors or any of the term of this mortgage, created, incurred, ev denced, acquired or arising, usually and all renewals of extensions or any of the origining, and the performance in consideration of One Dollar in hand paid, the receipt whereof is hereby	ing the payment of any and em to the Mortgagee or to the under the Note or this mortg ce of the covenants and agre- by acknowledged, do by their	all obligations, indebtedness and liabilities of any and every kind rithe holder of said. Note or to the Assignee of the Mortgagee during tage together with interest and charges as provided in said. Note and elements herein contained, by the Mortgagors to be performed, and a se presents Mortgage and Warrant to the Mortgagee, its successors.	now the any also and
of a portion of Lots and vacater a layey in Bronson's Addition to Chicago and certain Resubns, all in the North East to 6 Section 4, Township 39 North, Range 14 East of the Resubns, all in the North East to 6 Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Recorded as Document 25032903 together with its undivided percentage interest in the Common Elements in Cook County, Ialinos  From Property Addition of Chicago, IL. 60610  Chicago, IL. 60610  Falch, with the property hereisefter described, is referred to hordin as the "promises and spourtage and an addition of Chicago, IL. 60610  Falch, with the property hereisefter described, is referred to hordin as the "promises and spourtage and all imms, issues and profits therefor for so long and during all such times as Moragasum may be confident from the conditional of the foreign are declared to be a part of said read cleates whether physically statedout develor refigeration (whether single units or centrally controlled), and all such times as Moragasum on the sound of the foreign are declared to be a part of said and cleates whether physically statedout thereto, and it is agreed that all similar appearatus, equipment or anticle new or hereafter therein or derive nuclear or their successors shall be considered as constituting, part of the real cestae.  TO HAVE AND TO HOLD the premises such the Moragage, to uncessors and stage, forester for the surproses therein seed forth, free from all rights and benefits under an advance of the property of the Moragage and the seed of the considered as constituting in part of the surprose therein seed forth, free from all rights and benefits under an advance of the property of the Moragage and the part of the Moragage and the part of the August of the North Part of the No	assigns, the following described real cause in the county	Ж	and State of Illinois, to v	wit:
and met hims as Mortgagons may be entitled thereto (which are pledged primarily and on a farific with add and secondarily), and all apparatus, equipment or articles now on hereafter therein or thereon used to supply head, aga, air conditioning, water, "light, power, refrigention (whether single units or centrally controlled), and venillation. Including (without restricting the foregoing), screens, window shades, storm doors and wi dows, floor coverings, indice the secondary of	of a portion of Lot 9 in Chicago Land C Lots and parts of Lots and vacate( a le Resubns, all in the North East & of Sec Third Principal Meridian, which survey Condominium Recorded as Document 250329 in the Common Elements in Cook County.	Clearance Commiseys in Bronson's ction 4, Townshi is attached as 903 together with this control of the control	ssion Number 3, being a Consolidation s Addition to Chicago and certain ip 39 North, Range 14 East of the s Exhibit "A" to the Declaration of th its undivided percentage interest OPERTY ADDRESS: 1355 Sanburg Terrace	
David Cohen  (SEAL)  STATE OF ILLINOIS ) I, the undersigned  SS in the State aforesaid, Do HEREBY CERTIFY THAT David Cohen and Mae Cohen, his wife—  COUNTY OF SS in the State aforesaid, Do HEREBY CERTIFY THAT David Cohen and Mae Cohen, his wife—  COUNTY OF Who are personally known to me to be the same person S whose name are subscribed to the foregoing instrument, appeared before me this day in person and scknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and walver of all rights under any homestead, exemption and valuation laws.  GIVEN under my hand and Notarial Seal this for any of A.D. 19  This document prepared by  Valerie Pelikant  POR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  1355 Sandburg Terrace Apt. 403D  Chicago, IL. 60610.  BOX 34  Chicago, IL. 60610.	all such times as Mortgagors may be entitled thereto (which are pledged por articles now or hereafter therein or thereon used to supply heat, gas, air ventilation, including (without restricting the foregoing), screens, window a All of the foregoing are declared to be a part of said real estate whether placed on the premises by the Mortgagors or their successors shounder and by virtue of the Homestead Exemption Laws of the State of Ill This Mortgage consists of two pages. The covenants, conditions and to keep the premises in repair, insured and free of liens and to pay and discharged the premises in repair, insured and free of liens and to pay and discharged the premises in repair, insured and free of liens and to pay and discharged the record of the said to pay and discharged the record of the said to the said to the said the pay and discharged the record of the said the said the said to the said t	primarily and on a rafit we reconditioning, water, '.gh., shades, storm doors and wiphysically attached thereto hall be considered as constill auccessors and assigns, fore linois, which said rights and d provisions appearing on parge prior liens and taxes, pros secured hereby, provide fo gee's attorneys' fees and exphrough them.  reto or any interest therein a ing immediately due and pay nee Mortgagee shall have once assuming and agreeing to	rith said real estate and not secondarily), and all apparatus, equipm power, refrigeration (whether single units or centrally controlled), a idows, floor coverings, inador beds, awnings, stoves and water heater not, and it is agreed that all similar apparatus, equipment or artic futin, part of the real estate.  wer, for the purposes herein set forth, free from all rights and benef to benefits ane Mortgagors do hereby expressly release and waive, age 2 (tile evene side hereof) among other things, require Mortgagors wide that final raid by Mortgagors, the costs of such repairs, insurant that and insurance deposits, for acceleration of maturity of the Nepenses of foreclusure, and are incorporated herein by reference, are shall become vested in any manner whatsoever in any other person syable all unpaid installments on the Note and enforcing the provision onsented thereto in writing and the prospective purchasers or grante to be bound by the terms and conditions of said Note and this Mortgagors.	nent and eers. cles cles cles cles cles cles cles cles
in the State aforesaid. Do HEREBY CERTIFY THAT David Cohen and Mae Cohen, his wife  who are personally known to me to be the same person s whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and walver of all rights under any homestead, exemption and valuation laws.  GIVEN under my hand and Notarial Seal this day of A.D. 19  This document prepared by  Valerie Pelikant  Described Property Here  1355 Sandburg Terrace Apt. 403D  Chicago, IL. 60610  Chicago, IL. 60610  Chicago, IL. 60610	David Cohen	Mae	Cohen	·
Valerie Pelikant  De Gladstone-Norwood Trust & Savings Bank  1 5200 N. CENTRAL V CHICAGO, IL 60630 R RECORDER'S OFFICE BOX NO.  BOX 34  Chicago, IL. 60610  Chicago, IL. 60610  Chicago, IL. 60610	SS in the State aforesaid, DO HEREBY CE COUNTY OF ) who are personally known to me to b  instrument, appeared before me this day in person and acknowledged that ary act, for the uses and purposes therein set forth, including the release	they signed, sea and walver of all rights un	Cohen and Mae Cohen, his wife————————————————————————————————————	ing
E GLADSTONE-NORWOOD TRUST & SAVINGS BANK L 5200 N. CENTRAL V CHICAGO, IL 60630 RECORDER'S OFFICE BOX NO.  BOX 34  Chicago, IL 60610.  Chicago, IL 60610.  Chicago, IL 60610.	This document prepared by	7	Notary Public	
Chicago, IL 60610  RECORDER'S OFFICE BOX NO.  BOX 34  Chicago, IL 60610  Chicago, IL 60610	GLADSTONE-NORWOOD TRUST & SAVINGS BANK	DESCRIBED I	PROPERTY HERE	'E
BOX 34	CHICADO, IL 60630 RECORDER'S OFFICE BOX NO34		'}	_
A STATE OF THE STA	BOX 34	1 Notari	and the second s	

## Page 2 THE COVENANTS, CONDITIONS AND PROVISIONS RESERRED TO ON ALE 1 CT SE RE ELSE SUD OF THIS MORTGALE). I. Mortgagor covenants and agrees (1) To pay said indebteadness and the interest trereon as herein and in said Note or other evidence thereof provided, or according

- THE COVENANTS, CONDITIONS AND PROVISIONS REFERENTE ON ALE 1 CTUE RE BLSE SDI OF TES MORTGANE).

  1. Mortgager covenants and agrees (1) To pay said indebtodness and the interest treron as heria and in said Note or other evidence thereof provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special staxes, special staxes, special staxes, and as seven service charges against the premises (including those herotofore due), and to furnish Mortgages, upon request, duplicate receipts therefor, and all such items extended against saud premises shall be oncleavely deemed valid to; the purpose of this requirement, (3) To keep it improvements now or hereafter upon said premises insured against and said to provide itability insurance as the Mortgage require, until said indebtodness is fully paid, or in case of foreclosure, until expiration of the period of redempion, for the full insurable value thereof, in such companies, and in such form as shall be satisfactory to the Mortgages, such insurance policies shall translate with the Mortgage and period of periods, and contain the usual clause satisfactory to the Mortgage, and in case of foreclosure, and in received of previous, and contain the usual clause satisfactory to the Mortgage, and in case of foreclosure and previous contains a such companies, and in such companies and premises of foreclosure, any receiver or redemptioners, or any grantee in a deed; and in case of loss under such particular the mortgage of any companies in the such companies, and in such companies and such cases. The such com
- 2. In addition to the monthly psyments of principal and interest payable under the terms of the Note, the Mortgagor agrees to pay to the holder of the Note, when requested by the holder of the Note, such sums as may be specified for the purpose of establishing a reserve for the payment of premiums on policies of fire insurance and such other hazards as shall be required hereunder covering the mortgaged property, and for the payment of takes and special assessments accurring on the property (all as estimated by the holder of the Note without any allowance for interest, for the payment of such premiums, takes and special assessments, and is keep the mortgaged premises insured against loss or damage by fire or lightning If, however, payments made hereunder for taxes, special assessments and insurance premiums shall not be sufficient to pay the amounts necessary as they become due, then the Mortgagor in pay such premiums, takes and special assessments and insurance premiums shall not be sufficient to pay the amounts necessary as they become due, then the Mortgagor to make such payment, such excess shall be credited on subsequent payments for these purposes to be made by Mortgagor.
- 3. The privilege is granted to make prepayments on the principal of this Note onesses 420.5.1 of the support principal account of this biology. 28 10 4. Mortgagee may collect a late charge equal to.
  in arream to cover the extra expense monitod in handling delinquent payments.
- 5 Mortgager agrees that Mortgagee may employ counsel for advice of other logal service at the Mortgagee's discretion in connection with any dispute as to the dobt hereby secured or the lien of this Instrument, or largation to which the Mortgagee may be made a party on account of this lien or which may affect the little to the property secured, the indebtedness hereby secured of which may affect add dobt or lien and any reasonable atterness in incurred shall be added to and be a part of the dobt hereby secured. Any coats and expenses reasonably incurred in the foreclosure of this mortgage and sale of the property securing the same and in connections with other dispute or litigation affecting said details in including reasonably estimated amounts to conclude the transaction, shall be added in and be a part of the dobt hereby secured. All such amounts shall be payable by the Mortgage.
- 6 In case of default therein. Morter see may, but need not, make any psyment or perform any act herein required of Mortgagor in any form and manner documed expedient, and may, but need not, make full or partial a of principal or interest on prior eng ambiences, if any, and purchase, discharge, compromise or settle any tax for national prior liter or this or claim theread, or redeem from any tax sale or forferiors affecting said premises at any tax or national. All moneys pad or the purposes herein authorized and all expenses paid or incurred in connection therewith, including attentions, see, and any other moneys advanced by Mortgagoe is
- tion to protect the premises and the lien in 1 20 he so much additional indet due and payable without notice and with interest the
- 7. Mortgagee making any payment hereby auti or c's relating to taxes or assessments, may do so according to any built, statement or estimate procurate from the appropriate public office without inquiry into the accuracy chill, statement or estimate or into the waldity of c'y companies, relating to taxes or assessments, relating to taxe to claim thereof.

  8. At the option of the Mortgagee and without notice voluments, all impaid indebtedness secured by this Mortgagee shall; notwithstanding anything in the Note or in this Mortgage to the continuty, become due and sleet in the case of default in making payment of any installment on the Note or on any other obligation secured hereby, or (b) when default shall occur and continue for three days in the performance of any agreement of the Mortgagor herein contained.
- 9. When the indebtedness hereby secured shall become due wheth: 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 additional indebtedness in the decree for sale all expended res is at expenses which may be paid or incurred by or on behalf of Mortgagee for enturneys' fees, appraisant' fees, untilays for decrementary and expenses which may be paid or incurred by to read behalf of Mortgagee for enturneys' fees, appraisant' fees, untilays for decrementary and expenses which may be paid or incurred by the decree of procuring all such abstracts of intile, title searches and costs (which may be and or in decree the true condition of the title or the value of the premises. All expenditures and processary either to proceed such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title or the value of the premises. All expenditures and processary either to proceed such suit or to evidence to bidders at any sale which may be had pursuant to such payable with interest thereon at the rate of the premises of the sale in this paragraph mentioned shall become so much additional indebtedness socured hereby and immediately due and payable with interest thereon at the rate of the premises of the sale of th
- 10. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order 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 hereof, second, all other stems which us. " 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 Mortgager. If we consider rights may appear.
- tinto, all principal and interest remaining unpaid on the Note; fourth, any overplas to Mortgaget. If y occasior or assigns, as their rights may appoint.

  1). Upon, or at any time after the filing of suit to foreclose this Mortgage, the Court in which such you. "Ned may appoint a receiver of said premises. Such appointment may be made either before or after sale, without regard to the then value of the premises or whether the same shall be then occupied as a horn lead o not, and the Mortgager 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 it deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during and the full statutory period of redemption, whether there be redemption or not, as well as during and the said of the power when Mortgagers, except for the intervention of such receiver, would be entitled to collect such may. It is a supported of repairs), possession, control, management and operation of the premises during the whole of in part of. (1) the indebtedness occured hereby, or evidenced by any decreed proceduring this kinds, you are an approach. The Court from time to time may authorize the receiver to apply the not income an his hands in payment in whole or in part of. (1) the indebtedness occured hereby, or evidenced by any decree foreclosing his kinds, you are an approach of the protection 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 decree.
- 12 Moregagor shall not and will not apply for or swal itself of any appraisaments, valuation, stay, extension or the laws, or any so-called "Moreonism Laws", now existing or hereafter enacted, in order to prevent or hander the enforcement or foreclosure of this Mortgage, but hereby waives the benefit of such laws. Mortgagor for itself and r, who may claim through or under it waives any and all right to have the property and estates comprising the mortgaged property manhalled upon any foreclosure of the itself and agrees that any outst naving prindiction to forest keeps the lines may offer the mortgaged property sold as an entirety. THE MORTGAGOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMETION PROM SALE UNDER ANY ONDER OR DECREE OF PORECLOSE AF, PLRSUANT TO RIGHTS HEREBY GRANTED, ON BEHALF OF THE MORTGAGOR, THIS TRUST ESTATE AND ALL PERSONS BENEFICIALLY INTERESTED THEREBY, AND ONCE AND PORECLOSE AF, PLRSUANT TO RIGHTS HEREBY GRANTED, ON BEHALF OF THE MORTGAGOR, THIS TRUST ESTATE AND ALL PERSONS BENEFICIALLY INTERESTED THEREBY. AND CALL PREVENCE OF THIS MORTGAGOR, THIS TRUST ESTATE AND ALL PERSONS BENEFICIALLY INTERESTED THEREBY. AND CALL PREVENCE AND THE PROVISIONS OF THE BLLINOIS STATUTES.

  QUENT TO THE DATE OF THIS MORTGAGE, AND ON BEHALF OF ALL OTHER PERSONS TO THE EXTENT PERMITS AND ALL PROVISIONS OF THE BLLINOIS STATUTES.
  - 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 av illable to the party interposing same in an action at law upon the Note
- 14. In case the premises, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for any property taken or for damages to any property not taken and all condemnation compensation to received shall be forthwith applied by the Mortgagee as it may elect, to the in.—"Sat" reduction of the indebtedness secured hereby, or to the repair and restination of any property so damanged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgages or its successor of the indebtedness shall be delivered to the Mortgages or its successor of the indebtedness shall be delivered to the Mortgages or its successor of the indebtedness shall be delivered to the Mortgages or its successor of the indebtedness shall be delivered to the Mortgages or its successor of the indebtedness shall be delivered to the Mortgages or its successor of the indebtedness shall be delivered to the Mortgages or its successor.
- 15. All roals, rents, issues and pricts of the premises are pledged, assigned and transferred to the Mortgager or its successor of the property of any property so damanged, provided that any causes over the amount of the indebtedness shall be delivered to the Mortgager or its successor of the property of the property
- to. In the event new buildings and improvements are now being or are to be erected or placed on the premises (that is, if this is a construction from mortgage) and if Mortgage doe not complete the construction in the premise in accordance with the plans and specifications approved by Mortgage, on or before thirty days prior to the due doe of the first payment of principal, or if with one and construction should construct the said work should remain abandoned for a period of thirty days, then and in either event, the entire principal sum of the Note secured by this Mortgage and interest thereon, was a stoready, and in the event of abandonment of work upon the construction of the said buildings or improvements for the period of thirty days as affersaid, Mortgage range range at your store the said buildings and improvements and moneys expended by Mortgages in connection with such completion of construction shall be aided to the principal amount come due and pay upon upon

%) per annum in the event Mortgagee shall elect to complete act the personal property therein, to continue any and all outstanding wit name or in the name of Mortgagor, and to pay and discharge all

- 17. A reconveyance of said premises shall be made by the Mortgagee to the Mortgagor on full payment of the indebtodness afuresaid, the performance of the covenants and agreements herein made by the Mortgagor, and tent of the reasonable fees of said Mortgagee.
- 18. This Mortgage and all provisions hereof, shall extend to and be binding upon Mortgagor and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons shall have executed the Note or this Mortgage.
- Bit In the event that Mortgagors or either of them (a) consent to the appointment of a received, training of a substantial part of Mortgagors, assets, or (b) be adjudicated a bankruph or insolvent, or file a reluntary petition in bankrupicy, or admit in writing their inability to pay debts as they become due, or (c) make a general assignment for the benefit of creditors, or (d) file a petition or answer socking programitation or arrangement with creditors, or to take advantage or my disolvency law, or (e) file an answer admitting the material altegations of a petition filed against Mortgagors in any hankruptcy, recognization, or insolvency proceeding, or (f) take any action for the purpose of affecting any of the foregoing, or (g) my order, judgment or decree shall be entered upon an application of a creditor of the Mortgagors by a caunt of composing upraduction approxing appointment of a receiver or trustee of all in a substantial part of the Mortgagors' assets and such order, judgment or decree shall community unitarity and office for any period of 30 consecutive days, the holder of the Note may declare the Note forthwith due and payable, whereupon the principal and interest accreased on the Note and all other sums hereby secured, shall become forthwith due and payable as if all of the said sums of money were originally stipulated to be past on such date; and thereupon the Mortgagor was not on the Note and all other sums hereby secured hereby had matured prior to us institutions. Purthermore, if oraclosure hereby due and payable forthwith and may at its option proceedings and the indebtedness secured hereby due and payable forthwith and may at its option proceed to foreclosure this Mortgagor.
- 20. Mortgager agrees and understands that it shall constitute an event of default under this Mortgage and the Note entitling the remedies herein and in the Note to be exercised if (a) the Mortgager, or any beneficiary of the Mortgager, shall courty title to, or beneficial interest in, or otherwise suffer or persuit any equitable or beneficial interest in the premises to become vasted in any person or persons, firm or corporation other than the Mortgager or clutty recognized in law or equity interest to natuch in the premises of a tatach in the premises of the beneficial interest in the persons on the third interest in the persons of the premises are extered into, or (d) any partnership interest or land contrast in the premises are extered into, or (d) any partnership interest of a partnership, if any, owning all or a portion of the beneficial interest in the Mortgager is corrowed, transferred, or hypothecated, is whole or in part.