THIS VARIABLE RATE RIDER is made this	13111	day of	10371		, 19 21
and is incorporated into and shall be deemed to amend		ement the Mo			
by the undersigned (the "Borrower") to secure Borrow	er's Variable	e Rate Note to	tor cower	BITER T FRAME	IC LOL
SERVICES, INC.					
(the "Lender") of the same date (the "Note") and cover	ring the prop	perty describe	ed in the Security In	istrument and locate	ed at:

3445 W. IPUTAN PART KUAN, CHICAGO, IL 60618

(Property Address)

The Note contains provisions allowing for changes in the interest rate whenever the "index rate" changes, and for annual adjustments to Borrower's payment amount, adjustments in the loan term or adjustment to Borrower's final payment amount.

#### ADDITIONAL COVENANTS.

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

#### CHANGES IN PAYMENT, SCHEDULE DUE TO INTEREST RATE CHANGES.

The Note provides for an institution and interest rate of the interest rate of the interest rate and payment schedule as follows:

Borrower's rate will be a variable samual rate of \$4.40 % in excess of the highest U.S. Prime Rate published the previous business day in the Wall Street Journal ander "Money Rates" (the "index rate"). If the index is no longer published, Lender will select some other interest rate index which is comparable and will notify Borrower of the change. If, during the term of the Note, the index rate decreases, the interest rate will also decrease by the same amount. If the index rate increases, the interest rate will also increase by the same amount. Lender will recalculate and reset the annual interest rate each business day (excludes Saturday, Sunday and legal holidays), to reflect changes in the index rate. The interest rate will nev at a more than \$23.75 % per year or less than 9.00% per year. The interest rate in effect on the date 120 days before the final pryment is due will be the rate Lender charges after that date.

[x] Borrower's monthly payment will change annually or each anniversary date of the first payment due date. Lender will determine the amount of the monthly payment that would be large enough to repay the unpaid principal balance of the Note plus interest on that amount in full by the final payment due date. Lender will use the interest rate in effect on the date shown in the notice of payment change (referred to below) to make this calculation. If the Note has not been paid in full by [133] [20] [20] [20] [20] [3]. Borrower will pay the remaining unpaid principal and accrued interest in [30] on that date.

Borrower will continue to make regular monthly payments until the unpaid principal and interest due under the Note have been paid in full. Interest rate increases may extend the original payment schedule. It the Note has not been paid in full by

, Borrower will pay the remaining unpaid principal and ecclude interest in full on that date.

Borrower's final payment will be adjusted so that the unpaid principal and interest due under the Note will be paid in full.

Borrower's final payment will be adjusted so that the unpaid principal and interest due under the Note will be paid in full. NOTICE.

Lender will give to Borrower a notice of any changes in the payment at least 25 days but no more than 120 days) before the date when the change becomes effective.

### LOAN CHARGES.

If the loan secured by the Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceet permitted limits, then: (1) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (2) at y sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund 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 prepayment under the Note.

### LEGISLATION.

If, after the date hereof, enactment or expiration of applicable laws have the effect either of rendering the provisions of the Note, the Security Instrument or this Variable Rate Rider (other than this paragraph) unenforceable according to their terms, or of Grany part of the sums secured hereby uncollectable, as otherwise provided in the Security Instrument and this Variable Rate Rider, or of diminishing the value of Lender's security, then Lender, at Lender's option, may declare all sums secured by the Security Instrument to be immediately due and payable.

IN WITNESS WHEREOF, Borrower has executed this Variable Rate Rider.

MARTO C-Realler

(Scal)

MARTO C. PERALTA

Borrower

(Scal)

EMBRONES M. PERALTA

(Scal)

Borrower

Scal)

Borrower

91285691

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### **DUE-ON-TRANSFER RIDER**

Notice: This rider adds a provision to the Security Instrument allowing the Lender to require repayment of the Note in full upon transfer of the property.

131H day of JUNE . 161 , and is This Due-On-Transfer Rider is made this incorporated into and shall be deemed to amend and supplement the Mortgage. Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to TOF CONSUMER LIDARICAN SERVED S. THO. (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at: 3447 W. TRUTHU PARK ROAM, CHIEAGO, II.

(Property Address)

AMENDED COVY (A) 1. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

### A. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Covenant 16 of the Security Distrument is amended to read as follows:

16. Transfer of the Property or a Benencial Interest in Borrower. If all or any part of the Property or an interest therein is sold or transferred by Borrower (or if a beneficial interest in Lorrower is sold or transferred and Borrower is not a natural person or persons but is a corporation, partnership, trust or other legal entity? without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Security Instrument which do s no relate to a transfer of rights of occupancy in the property, (b) the creation of a purchase money security interest for household appliances. (e) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Security Instrument to be immediately due and payable.

If Lender exercises such option to accelerate, Lender shall man Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

Lender may consent to a sale or transfer if: (1) Borrower causes to be submitted to Lender information required by Lender to evaluate the transferce as if a new loan were being made to the transferce; (2) Lender rease nailly determines that Lender's security will not be impaired and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable; (3) interest will be payable on the sums secured by this Security Instrument at a rate acceptable to Lender: (4) changes in the terms of the Note and this Security Instrument required by Lender are made, including, for example, periodic adjustment in the interest rice, i different final payment date for the loan, and addition of unpaid interest to principal; and (5) the transferee signs an assumption agreemen; that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument, as modified if required by Lender. To the extent permitted by applicable law. Lender also may charge a reasonable fee is condition to Lender's consent to any sale

Borrower will continue to be obligated under the Note and this Security Instrument unless Lender teleares Borrower in writing

IN WITNESS WHEREOF Borrower has executed this Due-On-Transfer Rider.

(Seal) Borrower

.(Seal)

Borrower

CONSUMER FINANCIAL SERVICES, INC.

(Name)

1402 WINSTIMP中MLAZA MELROSE PARK, IL 60160

## **MORTGAGE**

THIS MORTGAGE is made this 113711 day of 19 91 , between the Mortgagor, MARIO C PERALIA AND LOURDES B PERALIA, HUSBAND AND (herein "Borrower"), and the Mortgagee, CONSUMER FINANCIAL SERVICES, INC. WIFE

TOF existing under the laws of THE STATE OF MINNESUTA whose address is 801 MARQUETTE AVE, MINNEAPOLIS, MN 55402

, a corporation organized and

(herein "Lender").

11,300.00 WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 11,30 hardeness is evidenced by Borrower's note dated JUNE 13, 1291 and extensions and renewals which indebtedners is evidenced by Borrower's note dated thereof (herein "No"2"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and pavable on if not sooner paid, due and payable on

To Secure to Lend it the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenier is and agreements of Borrower herein contained. Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of the covenier is the context of the covenier is the covenier of the covenier is a context of the covenier is the covenier of the covenier is a covenier in the covenier is the covenier in the covenier in the covenier is the covenier in the covenier in the covenier is the covenier in Illinois:

LOT 24 IN THE RESUBDIVESION OF THE SOUTH 133 FEET OF BLOCKS 7 AND 8 IN A.H. HILL AND COMPNAY'S BOTLEVARD ADDITION TO IRVING PARK, BEING A SUB-DIVISION BY ALONZO H. HILL, OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

PIN # 13~14~426~036~0000

DEFT-01 RECORDING

\$17.00

County Clar T#2222 TRAN 2331 96/17/91 10:19:00

昭195 # A ×-91-289694

COOK COURTY RECORDER

91289004

RIDER ATTACHED HERETO IS MADE A PART HEREOF.

3446 W. JRUING PARK ROAD,

CHICAGO

which has the address of

81808

[Zip Code]

[Street]

(Crty)

Illinois

(herein "Property Address");

TOGETHER with all the improvements now of hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, 098~060~0007039 subject to encumbrances of record.

ILLINOIS-HOME IMPROVEMENT-1/80-FAMA/FHLMC WE ORM INSTRUMENT

LND 38 (6/87) ILL

# **UNOFFICIAL COPY**

		H shd Recorder)———————————————————————————————————	abnaj tot barraeañ anij ziñl w	(Space Belo		
	\$ SIONIT!	MY COMMISSION EXPIRES				
4	16 61.	day of JUNE	94 C	sids official seal, this	iven under my hand Commission expires:	
	regoing instrument, said instrument as	and for said county and state, do B, PERALTA, HUSBAND AN IRE subscribed to the foi he y signed and delivered the	A AND LOURDES Cowledged that T cowledged that T	MARIO C. PFRALT be the same person(r) lay in person, and a .k r the uses and purpoce	nally known to me to red before me this d ree voluntary act, fo	sadde 1 813HL
		County ss:		СООК	E OF ILLINOIS,	ITATZ
	- 80110Me1	РЕКАЦТА	LOURDES B	? 'S	0.	
tron	18W01108 —	- Peralle	Saccinica inis Moriginas Moriginas (Novice)	EREOF. Bottowet has e	IN WITNESS WH	
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Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any

REQUEST FOR NOTICE OF DEFAULT

AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents collected by 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 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 Mortgage. The receiver shall be liable to

Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

default under the superior encumbrance and of any sale or other foreclosure action.

charge to Borrower. Borrower shall pay all costs of recordation, if any.

account only for those rents actually received.

128369

10. Borrower Not Released Farbaiance By Loudt Wita liaived Execusion of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner. (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be diented to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Low; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the freeerty is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Bo, were shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement, which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or t ansiers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordin ite to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, or (c) the grant of any leasehold interest of three years or less not containing an option to purchase. Borrower shall cause to be subjuicted information required by Lender to evaluate the transferee as if a new loan were being made to the transferee. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases Borrower in writing.

If Lender, on the basis of any information obtained regarding the transferee, reasonably determines that Lender's security may be impaired, or that there is an unacceptable likelihood of a breach of any covenant or agreement in this Mortgage, or if the required information is not submitted. Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

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

- 17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrowch's fresch of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sime secured by this Mortgage. Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 horrow specifying; (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date them die is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's uption, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.
- 18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach. Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage it: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sams secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.
- 19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

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

indebtedness evidenced by the Mote and late charges as provided in the Mote. 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest

such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Property. if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly plenned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay

Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of unless such agreement is made or applicable law requires such interest to be paid. Lender shall not be required to pay may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are deed of trust if such holder is an institutional lender.

either promotly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of taxes, assessments in urance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, the due dates of tayes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to Funds are pleased as additional security for the sums secured by this Mortgage. the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The

Lender may require. they fall due, Borrower shall any to Lender any amount necessary to make up the deficiency in one or more payments as the Punds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as

Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender. If under paragraph 11 hereof the Property is sold or the Property is otherwise acquired by Lender. Upon payment in full of all cu, no secured by this Mortgage, Lender shall promptly refund to Borrower any Funds

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under held by Lender at the time of applicatio, as a credit against the sums secured by this Mortgage.

4. Prior Morigages and Deeds of Trust; Chara Sorrower shall perform all of Borrower's obligations Borrower under paragraph 2 hereof, then to inteler payable on the Mote, and then to the principal of the Mote. the Note and paragraphs I and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by

assessments and other charges, fines and impositions attributed to the Property which may attain a priority over this including Boreower's covenants to make payments wher due. Boreower shall pay or cause to be paid all taxes. under any morrgage, deed of trust or other security agreement with a lien which has priority over this Morrgage,

5. Hazard Insurance. Borrower shall keep the improvement now existing or hereafter erected on the Property Mortgage, and leaschold payments or ground rents, if any.

may require and in such amounts and for such periods as Lender may require. insuced against loss by fire, hazards included within the term "ext and coverage", and such other hazards as Lender

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make ceother security agreement with a fien which has priority over this Mortgage. Lender shall have the right to hold the policies and renewals thereof. Subject Willies erms of any mortgage, deed of trust cabile. O sender and shall include a standard morgage clause in a tor in a form acceptable to Lender. that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form: the insureance carrier providing the insurance shall be colosen by bo∉rower subject to approval by Lender; provided,

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date proof of loss if not made promptly by Borrower.

or to the sums secured by this Mortgage. authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insorging benefits. Lender is

tions of the condominium or planned unit development, and constituent documents. declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulain a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mor, gage is on a unit rower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the 6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Dévelopments, Bor-

maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to reasonable attorneys' fees, and take such action as is necessary to profect Lender's interest. If Lender required mortgage Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including Mortgage, or it any action or proceeding is commenced which materially affects Lender's interest in the Property, then 7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this

terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall Borrower's and Lender's written agreement or applicable law.

related to Lender's interest in the Property. provided that Lender shall super Borrower notice prior to any such inspection specifying reasonable cause therefor 8. Inspection, Lander may make or cause to be made reasonable entries upon and inspections of the Property.

Mothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

any condemnation or other liking of the troperty, or nati decay, or for to respace in the of condemnation, are hereby assigned and shall be true of lend respect to the terms of my normalistic deal of the or other security agrees. The assignment of the true of the security agrees. 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with