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CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERNE SIDE OF THIS MORTGAGE AND ADDITIONAL CONVENANTS. 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 described; (2) keep said premises in good condition and repair, without waste, and free from mechanic sor other liens or claims for lien not expressly subjentified to be a few or the premises are any indebtedness which may be secured by a few or charge on the premises any indebtedness which may be secured by a few or charge on the premises which may be secured by a few or charge of the premises which may be secured by a few or multiple time any buildings now cratter any time in process of erection upon said premises. (5) comply with all regular mental law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.
- 2. Morigagors shall pay before any pensity attaches all general taxes and shall pay special taxes, special insessments, waier charges, active services and other charges against the premises when due, and shall upon written request. furnish to Morigager or to holders of the contract duplicate receipts therefor. To prevent default hereunder Morigagors shall pay in full under protest, in the manner provided by applying any inglifications which Morigagors may desire to contest.
- 3. Morigagors shall keep all buildings and improvements now and hereafter altuated on said premises insured against loss or damage by fire lightning and windstorm under politicles providing for payment by the insurance companies of muneys sufficient either in pity the cost of replacing of repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the contract, under insurance politics payable, in case of loss or damage, to Morigagoe, such rights to be evidenced by the standard morigage 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 almut 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 entiract may, but need not, make any payment or perform any act hereinbefore populated of Mortgagors in 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, and purchase, discharge, compromise or settle any tax lien or other prior iten or title or claim thereof, or radeem from any tax sale or forfeiture, affecting asid premises or context any tax or assessment. All moneys paid for any of these purposes herein suithorized and all expenses paid or include. In connection therewith, including attorneys fees and any other moneys advanced by Mortgagee or the holders of the sonitract to protect the or radeem from the sonitract to protect the or radeem from the ien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and protect without notice. Inaction of Mortgagee or holders of the epitract shall never be considered as a waiver of any right securing to them on socol nt of any default hereunder on the part of the Mortgagors.
- 5. The Morigagee of the buder of the contract hereby secured making any payment hereby authorized relating to taxes and assessments may do so seconding to any bill statement of the imate procured from the appropriate public office without inquiry into the accuracy of such bilk statement of satisfactory of such assessment, sale, forfeiture, tax ilentor, the contract of the contrac
- 6. Mortgagors shall pay each item coir debtedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgage shall, notwithstanding anything in the contract this Mortgage shall, notwithstanding anything in the contract of the Mortgage to the contract, become due and revable as immediately in the case of default in making payment of any instalment on the contract of the when default shall occur and continue for the edays in the performance of any other agreement of the Mortgagors herein contains. (1938)
- 7. When the indebtedness hereby secured shull bee the due whether by acceleration or otherwise. Mortgages shull have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof their shull be allowed and included as additional indebtedness in the decree for sale, all supenditures and expenses which may be paid or included by or on behalf of Mortgages or holder of the contract for attorneys fees, appraiser's fees, outlays for documentary and expert evidence, stenographie a 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 searches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgage or holder of the contract may decin to be reasonably necessary either to prosecute such suit of a widence to bidders at any sale which may be had pursuant to any or correct 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? In one so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgages or holder of the contract to connection with (a) any proceeding, to which either of them shall be a party, either as plaintiff clain and or defendant by reason of this Mortgage or any indebtedness hereby secured; or the preparations for the defense of any threatened suit or the reclosure hereof after accordion such right to foreclose whether or not actually commenced.
- 8. 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 ite ins is are mentioned in the preceding paragraph hereof, second, all other fleigh which under the terms hereof constitute secured indebtedness addition at other hereof by the contract: third, all other indebtedness, if any, remaining unpaid on the contract: fourth, any overplus to Mortgagors, their heir, 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 which aut 'n bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to 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 Mortgagore hereunder may be appointed as such receiver. Such receiver shall have power for whether the rents, issues and profits of such foreclosure suit and, in case of a sale and a deficiency during the full' atutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such 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 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 receiver to apply the net income in his hands in payment in whole or in part of: (1) The indehtedness secured hereby, or by any decree foreclosing this alortgage or 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. Seed Company and Him about w
- 9: 10: No action for the enforcement of the iten or any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the contract hereby secured.
- 11. Mortgagee or the holder of the contract shall have the right to inspect the premises at all reasonable (imes and access in reto shall be permitted for that purpose. racinet of contample

immediately due and payable, anything in said contract or the saw injustices or the saw	ASSIGNMENT	en Signatur Signatur Sig	i viga e i Hayayari	and state of a gradual part of	ं र (उत्तर्भक्त उद्यागक)यात्र क् (उत्तर्भक्ति	्रकारक प्रभावता के प्रीयम्बद्धां स्थापे स्थापक स्थापक है । प्रभावता स्थापित स्थापक स्थापक स्थापक स्थापक स्थापक
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DALLAS, TEXAS 75251-5929 5250 S. CARPENTER CHICAGO, IL 60609 214/680-6134 MICHAEL SCHWARTZ Commissioners

this Institute it Was Prepared to 4138 N. KEDZIE CHICAGO, IL 60618

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