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FIRST NATIONAL BANK OF EVERGREEN PARK
3101 WEST 95TH STREET
EVERGREEN PARK, IL 60642

92286071

THIS INSTRUMENT PREPARED BY:
CENTRAL MORTGAGE PROCESSING UNIT
C/O FIRST NATIONAL BANK OF EVERGREEN PARK
3101 WEST 95TH STREET
EVERGREEN PARK, IL 60642

92286071

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **APRIL 10TH, 1997**
The mortgagor is **JOHN T. NEYLON and NOREEN T. NEYLON F/K/A NOREEN T. WALSH, HUSBAND
AND WIFE**

FIRST NATIONAL BANK OF EVERGREEN PARK ("Borrower"). This Security Instrument is given to
which is organized and existing under the laws of **THE UNITED STATES OF AMERICA**, and whose address is
3101 W. 95TH STREET, EVERGREEN PARK, ILLINOIS 60642

("Lender"). Borrower owes Lender the principal sum of **NINETY-TWO THOUSAND AND NO/100******. This debt 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
APRIL 10, 2007. This Security Instrument secures to Lender: (a) the repayment of the debt
evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other
sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of
Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby
mortgage, grant and convey to Lender the following described property located in **COOK**

County, Illinois:
LOT 31 AND THE SOUTH 20 FEET OF LOT 32 AND THE EAST 1/2 OF THE VACATED
ALLEY ADJOINING SAID LOT AND PART OF LOT 8 IN CICERO GARDENS, A SUBDIVISION
OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 24-15-110-046-0009

DEPT OF RECORDING \$31.50
10420 S. KENYON AVENUE
OAK LAWN, IL 60453 04/28/97 10121100
49921 9-2-286071
COOK COUNTY RECORDER

which has the address of **10420 SOUTH KENYON AVENUE**
(Street)

Illinois 60453 ("Property Address");
(Zip Code)

OAK LAWN
(City)

ACCT # 190608

ILLINOIS Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
(EM 1076 0012)

Form 3014 9/90 (page 1 of 6 pages)

Great Lakes Business Forms, Inc. ■
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Form 3014-9/90 (page 2 of 6 pages)

Borrower incurred against losses by fire, hazards included within the term "extinctible coverage" and any other hazards, including Property or fixtures now or hereafter a part of the property. All replacement and additions shall also be covered by this Security instrument. All of the foregoing is referred to in this Security instrument in the "Property".

TOGETHER WITH all the improvements now or hereafter erected on the property, and all encumbrances, appurtenances, and fixtures now or hereafter a part of the property. All replacement and additions shall also be covered by this Security instrument. All of the foregoing is referred to in this Security instrument in the "Property".

BORROWER COVENANTS that Borrower is lawfully entitled to the property, is unencumbered, except for encumbrances of record, Borrower warrants and will defend Borrower's title to the property against all claims and demands, subject to any encumbrances of record.

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IF the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess funds in accordance with the requirements of law, if the amount of the funds held by Lender to make up the deficiency in the amount due to Lender is not sufficient to pay the accrued interest on the funds held by Lender at any time, Lender may apply the funds held by Lender to make up the deficiency, provided that Lender shall not be required to pay Borrower any interest or fees on the funds held by Lender to make up the deficiency in the amount due to Lender, unless applicable law permits such use of the funds held by Lender to make up the deficiency.

IF the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess funds in accordance with the requirements of law, if the amount of the funds held by Lender to make up the deficiency in the amount due to Lender, Lender may apply the funds held by Lender to make up the deficiency, provided that Lender shall not be required to pay Borrower any interest or fees on the funds held by Lender to make up the deficiency in the amount due to Lender, unless applicable law permits such use of the funds held by Lender to make up the deficiency.

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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. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower 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 and Borrower otherwise agree in writing, insurance proceeds shall 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 Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 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 2 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. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. 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 bankruptcy, probate, for condemnation or forfeiture 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. Lender'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 7, 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.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. 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.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any

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Sample Form 3 - Sample Model Schedule A for Financial Instrument - Schedule of Payments 9/98 (part 4 of 9 pages)

and commencement of this Security instrument delivered in any time prior to the earlier of (a) 5 days after the date of payment or
18. Borrower's Right to Release. If Borrower meets certain conditions, Borrower shall have the right to have
certain documents permitted by this Security instrument further notice to demand of Borrower.

17. Security instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any
Security instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any
not less than 10 days from the date the notice is delivered within which Borrower must pay all sums secured by this
16. Under exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of
the date of this Security instrument.

this Security instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of
without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by
it is sold or transferred out of it is a beneficial interest in Borrower, it all or any part of the Property or any interest in
17. Transfer of the Property or a Beneficial Interest in Borrower, it all or any part of the Property or any interest in

16. Borrower shall be given one contemporaneous copy of the Note and of this Security instrument.
deemed to be severable.

be given effect without the conflicting provision. To this end the provisions of this Security instrument and the Note are
conflict with the Property is released; in the event that any provision of this Security instrument or the Note which can
15. Governing Law; Severability. This Security instrument shall be governed by federal law and the law of the
pertaining.

in this Security instrument shall be deemed to have been given to Borrower or Lender when given as provided in this
and to Lender's address stated herein or any other address Lender designates by notice to Lender, Any notice provided for
address of any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class
amendment to this clause until unless applicable law requires use of another method. The notice shall be directed to the property
14. Notice. Any notice to Borrower provided for in this Security instrument shall be given by delivery in or by
pertaining to the Note.

directed to Borrower, Lender may choose to make this record by recording the instrument or by filing a affidavit pertaining to any
certified to Lender in the permitted time and (b) any sums already collected by Borrower which exceeds permitted limits will be
the time: (a) die permitted time, and (b) any such sum that is deducted by the amount necessary to reduce
which the sum exceeded the permitted limits, then (a) any such sum that is deducted by the amount necessary to reduce
exceeds the permitted time is finally implemented so that the changes reflected in connection
clarifies, and that law is finally implemented so that the changes reflected in connection
13. Loan Closures. If the loan secured by this Security instrument is subject to a law which sets maximum loan
concern.

or make any accommodations with regard to the terms of this Security instrument or the Note without the Borrower's
Borrower's interest in the Property under the terms of this Security instrument (b) is not personally obligated to pay the sums
lender but does not exceed the Note: (a) is to obliging this Security instrument only to management, grant and convey that
Securing this security covenant and agrees shall be joint and several. Any Borrower who ceases the Security
paragraph 12. Borrower's covenants and agreements shall be joint and several, subject to the provisions of this
Securing this security covenant and agrees shall be joint and several. Any Borrower who ceases the Security
12. Successors and Assigns; Joint and Several Liability; Co-Signer. The covenants and agreements of this
pertaining.

waiver of prelude the exercise of any right or remedy.
Borrower or Borrower's successors in interest. Any Lender in exercising any right or remedy shall not be a
otherwise modify amortization of the sums secured by this Security instrument by reason of any demand made by the original
shall not be required to release the liability of the original Borrower or Lender to any successor in interest. Lender
merit of Lender to make a claim for damages, or if the sums secured by this Security instrument granted by Lender to any successor in interest
11. Borrower, Lender and Borrower agree to in paragraphs 1 and 2 of change the amount of such payments.
postpone the due date of the monthly payments referred to in writing, any application of proceeds to principal shall not exceed or

Lender is willing and Borrower otherwise agree in writing, any application of proceeds to principal shall not exceed or
sums secured by this Security instrument, whether or not been due.
Lender is willing to collect and apply the proceeds, at his option, either to restoration or repair of the Property or to the
an award of a claim for damages, or if the sums secured by this Security instrument granted by Lender to the conduct of offers to make
If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the conduct of offers to make
then due.

otherwise, the proceeds shall be applied to the sums secured by this Security instrument whether or not the sums are
secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless stipulated law
proceeds in which the fair market value of the Property immediately before the taking is less than the amount of the sums
Property immediately before the taking. Any balance shall be paid to Borrower, in the event of a partial taking of the
fractional and the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the
the sums secured by this Security instrument shall be reduced by the amount of the proceeds unpaid paid by the following
which the fair market value of the Property immediately before the taking, unless Borrower and Lender otherwise agree in writing
Instrument, whether or not then due, with any excess paid to Borrower, in the event of a partial taking of the Security
In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security
shall be paid to Lender.

condemnation of or other taking of any part of the Property, or for convenience in lieu of condemnation, the hereby assumed and

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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 as if no acceleration had occurred; (b) 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 effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

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

21. 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 paragraph 17 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, 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 non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument, at no charge to Borrower. Borrower shall pay any recordation costs.

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

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Form 3014 9/90 (page 6 of 6 pages)

#190608

(Address)
3101 WEST 95TH STREET
C/O FIRST NATIONAL BANK OF EVERGREEN PARK
CENTRAL MORTGAGE PROCESSING UNIT
(Name)
EVERGREEN PARK, IL 60642

This instrument was prepared by, AND DELIVER TO:

Nancy Phillips

My Commission expires:

Given under my hand and seal this 10th day of APRIL, 1992

forch.

and delivered the said instrument to THEIR free and voluntary act, for the uses and purposes herein set subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed
AND WIFE , personally known to me to be the said persons) whose name(s) ARE

do hereby certify that JOHN T. NEYLON AND NORREN T. NEYLON F/K/A NORREN T. MULSH, HUSBAND
, a Notary Public in and for said county and state,

COOK County as

STATE OF ILLINOIS.

Social Security Number 354-56-7280
NORREN T. NEYLON F/K/A NORREN T. MULSH
(Seal)
Social Security Number 326-54-7249
JOHN T. NEYLON
(Seal)

Witnesses:
and in my (their) executed by Borrower and recorded with it.
BY SIGNING BELOW, Borrower accepts and agrees to the terms and conditions contained in this Security Instrument

(check applicable box(es))

- Adjustable Rate Rider
- Condominium Rider
- 1-4 Family Rider
- Graduated Payment Rider
- Promised Use Development Rider
- Biweekly Payment Rider
- Rate Improvement Rider
- Second Home Rider
- Balloon Rider

(Check applicable box(es))
24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with
this Security Instrument, the coverings and agreements of each such rider shall be incorporated into and shall amend and
supplement the coverings and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.