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together with all and singular the ten mins, hereitane its, priviled as and all priviled beard as priviled and the rental lasues, and profits thereof, and all buildings and improvements thereon, or that may hereafter be placed thereon; also all the fixtures of every kind and statute necessary or proper for the use and maintenance of said real estate and premises that are now or may hereafter be placed thereon; and, also the right, title, interest and estate of the Mortgagor(s) in and to said premises, hereby releasing and waiving all rights under and by virtue of any and all valuation and appraisement laws of the State of fillnots, and all right to retain possession of said premises after any before it in payment of the indebtedness number secured, or in any part thereof, or breach of any of the covenants or agreements trerein contained.

MOREOVER, the Mortgagor(s) expressly covenant(s) and agree(s) with the Mortgages as follows, to wit:

To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of Illinois, acceptable to the Mortgagee, which policy shall contain a loss-payable clause in favor of the Mortgagee as its interest may appear, and if the Mortgager(s) fail to do so, they hereby authorize Mortgagee to insure or renew insurance on said property as a sum not exceeding the amount of indebtedness of the Mortgagor(s) for a period not exceeding the term of such indebtedness and to charge Mortgagor(s) with the premium theregogor(s) such premium to the indebtedness of the Mortgagor(s), and provided, however, that it shall not be obligatory upon the Mortgage to advance funds for this purposes.

If Micropage elects to waive such insurance. Mortgagor(s) agree to be fully responsible for damage or loss resulting from any cause what power, Mortgagor(s) agree that any sums advanced offerpended by Mortgagoe for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mortgagor(s) further agree; to pay all faxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property when due in order that no lien superior to that of this mortgage and not now existing may be created against the property during the term of this mortgage, and to pay, when due, all installments of interest and principa) on account of any indebtedness which may be accured by a lien superior to the lien of this mortgage and existing on the date hereof, provided that if Mortgagor(s) fail to make any of the foregoing payments, the Mortgagon, at its discretion, may pay the same on behalf of the Mortgagor(s) and may charge Mortgagor(s) with the amount so paid, adding the same to the intebtedness of the Mortgagor(s), which is secured hereby, and provided, however, that it shall not be obligatory upon the Mortgagor to advance funds for any of the purposes aforesally or from the interest to exercise due diligence in the operation, ...anagement and occupation of the mortgagor property and improvements in hereof, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property in its present condition and repair, normal and ordinary depreciation excepted

If default be made in the terms or conditions of the debt or debts hereby secured or of any of the terms of this mortgage, or in the payment of any installments when due, or if the for proof(s) shall become bankrupt or insolvent, or make an assignment for the benefit of creditors, or have a receiver appointed, or appointed to a suit at law or by fore appointed the mortgage in any case, regardless of such enforcement, Mortgages shall be entitled to the immediate possession of the mortgaged property with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgager(s) shall pay all costs, including reasons alle attorney's tess, expenses of receivership and any additional expenses which may be incurred or paid by Mortgages in connection with any suit or proceeding to which it may be a party by reason of the execution or existence of this mortgage and in the event of foreclosure of this mortgage, Mortgager(s) with pay to Mortgage, and edition to taxable costs, a reasonable fee for the search made and preparation (or such toreclosure, together with all other and further expenses of for closure and sale, including expenses, fees and payments made to prevent or remove the imposition of flens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to be sold:

No failure on the part of the Mortgages to exercise any of its lights in precinder for defaults or breaches of coverant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches. If overant, and no delay on the part of the Mortgages in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time of ling the continuance of any such default or breach of coverant, and Mortgages may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon it as weral heirs, successors, executors, administrators and assigns of the parties hereto.

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