

UNOFFICIAL COPY

94668111

THIS INSTRUMENT PREPARED BY

WHEN RECORDED MAIL TO:
HOME SAVINGS OF AMERICA
LOAN SERVICE CENTER
P.O. BOX 60015
CITY OF INDUSTRY, CALIFORNIA 91701

ALL NOTICES TO LENDER SHALL BE MAILED
OR DELIVERED TO THE ABOVE ADDRESS.

Mortgage and Assignment of Rents ADJUSTABLE INTEREST RATE LOAN

This Mortgage, made this 1st day of July, 1994, between

JOHN AND DEBORA HARRIS, A M.F.,

herein called BORROWER, whose address is 7701 ELLIOTT AVENUE, UNIT 2, #100

(number and street)

IRVINDALE,
(city)

CA
(state)

91706
(zip code)

, and

94668111

and HOME SAVINGS OF AMERICA, FSB, a corporation herein called LENDER, whose address is 4900 Rivergrade Road, Irwindale, California 91706.

WITNESSETH: Borrower hereby grants, conveys, mortgages and warrants to Lender the real property legally described as follows:

THE PREMISES CONSIST OF ONE (1) RESIDENTIAL PROPERTY LOCATED AT 7701 ELLIOTT AVENUE, IRVINDALE, CALIFORNIA 91706, THE PREMISES BEING DESCRIBED AS: THE LAND AND THE IMPROVEMENTS THEREUPON, TO INCLUDE THE EXTERIOR WALLS, ROOF, CEILINGS, INSULATION, PLASTER, PAINT, GLASS, DOORS, FLOORING, KITCHEN CABINETS, BATH CABINETS, CLOSET LINERS, BASEBOARD, TRIM, PLUMBING, ELECTRICAL, AIR CONDITIONING, HEATING, VENTILATION, DRAINS, DRAPIES, CARPETING, FLOOR COVERINGS, AWNINGS, RANGES, OVENS, WATER HEATERS AND ATTACHED CABINETS; IT BEING INTENDED AND AGREED THAT SUCH ITEMS BE CONCLUSIVELY DEEMED TO BE AFFIXED TO AND TO BE PART OF THE REAL PROPERTY THAT IS CONVEYED HEREBY; AND (C) ALL WATER AND WATER RIGHTS (WHETHER OR NOT APPURTENANT). BORROWER AGREES TO EXECUTE AND DELIVER, FROM TIME TO TIME, SUCH FURTHER INSTRUMENTS AS MAY BE REQUESTED BY LENDER TO CONFIRM THE LIEN OF THIS MORTGAGE ON ANY SUCH PROPERTIES. THE PROPERTIES CONVEYED TO LENDER HEREUNDER ARE HEREINAFTER REFERRED TO AS "SUCH PROPERTY."

INTERCOUNTY TITLE

7701 ELLIOTT AVENUE, IRVINDALE, CALIFORNIA 91706, #100, ONE AND FIFTY-EIGHT MILLION DOLLARS (\$158,000.00).

DEPT-81 RECORDING \$27.00
T#0000 TRAN 3820 07/29/94 11:08:00
\$4172 + C.J. *-94-668111
COOK COUNTY RECORDER

Together with all interest which Borrower now has or may hereafter acquire in or to said property, and in and to: (a) all easements and rights of way appurtenant thereto; and (b) all buildings, structures, improvements, fixtures and appurtenances now or hereafter placed thereon, including, but not limited to, all apparatus and equipment, whether or not physically affixed to the land or any building, used to provide or supply air-cooling, air-conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dish washing, garbage disposal or other services; and all waste vent systems, antennas, pool equipment, window coverings, drapes and drapery, carpeting and floor covering, awnings, ranges, ovens, water heaters and attached cabinets; it being intended and agreed that such items be conclusively deemed to be affixed to and to be part of the real property that is conveyed hereby; and (c) all water and water rights (whether or not appurtenant). Borrower agrees to execute and deliver, from time to time, such further instruments as may be requested by Lender to confirm the lien of this Mortgage on any such properties. The properties conveyed to Lender hereunder are hereinafter referred to as "such property."

The Borrower absolutely and irrevocably grants, transfers and assigns to Lender the rents, income, issues, and profits of all property covered by this Mortgage.

FOR THE PURPOSE OF SECURING:

- (1) Payment of the sum of \$ with interest thereon, according to the terms of a promissory note of even date herewith and having a final maturity date of made by Borrower, payable to Lender or order, and all modifications, extensions or renewals thereof.
- (2) Payment of such sums as may be incurred, paid out, or advanced by Lender, or may otherwise be due to Lender, under any provision of this Mortgage and all modifications, extensions or renewals thereof.
- (3) Performance of each agreement of Borrower contained herein or incorporated herein by reference or contained in any papers executed by Borrower relating to the loan secured hereby.
- (4) Performance, if the loan secured hereby or any part thereof is for the purpose of constructing improvements on such property, of each provision or agreement of Borrower contained in any building loan agreement or other agreement between Borrower and Lender relating to such property.
- (5) The performance and keeping by Borrower of each of the covenants and agreements required to be kept and performed by Borrower pursuant to the terms of any lease and any and all other instruments creating Borrower's interest in or defining Borrower's right in respect to such property.
- (6) Compliance by Borrower, with each and every monetary provision to be performed by Borrower under any declaration of covenants, conditions and restrictions pertaining to such property or any declaration of condominium ownership and upon written request of Lender, the enforcement by Borrower of any covenant to pay maintenance or other charges, if the same have not been paid or valid legal steps taken to enforce such payment within 90 days after such written request is made.
- (7) At Lender's option, payment, with interest thereon, of any other present or future indebtedness or obligation of Borrower (or of any successor in interest of Borrower to such property) due to Lender, whether created directly or acquired by absolute or contingent assignment, whether due or not, whether otherwise secured or not, or whether existing at the time of the execution of this Mortgage or arising thereafter, the exercise of such option to be evidenced by a notice in writing to Borrower or any successor in interest of Borrower.
- (8) Performance of all agreements of Borrower to pay fees and charges to the Lender whether or not herein set forth.
- (9) Payment of charges, as allowed by law when such charges are made, for any statement regarding the obligation secured hereby.

2700

UNOFFICIAL COPY

UNOFFICIAL COPY This document contains neither recommendations nor conclusions of the World Bank Group. It includes proprietary information of the World Bank Group, which is protected by copyright laws, domestic and international, and by other intellectual property rights. Dissemination, distribution, or copying of this document, in whole or in part, is prohibited without the express written permission of the World Bank Group.

Leaders of the party, who had been instrumental in bringing about the demand for autonomy, were asked to submit their resignations. When this was done, the party was dissolved by the government.

As a result, the government has been forced to impose strict controls on the amount of money available for investment. This has led to a significant reduction in the availability of capital for business expansion and job creation. The lack of investment has also contributed to a decline in economic growth and employment rates.

(e) **Liquidation**: depending on the nature of the business, it may be necessary to proceed by liquidation if the company is unable to meet its debts.

As a result, the new system will be able to identify and analyze the most important features of the data, such as the presence of specific patterns or anomalies, and provide recommendations for action based on this analysis.

(g) Dissemination of the Proceeds of Any Illicit Narcotics Policy, Condemnation or other Recovery. The amount received by tender

This meeting agenda may be revised by the chairperson at any time during the meeting. The chairperson shall have the authority to make any changes in the agenda as circumstances require.

or after being sold or leased, including damages of action arising in tort or contract and causes of action for fraud or conspiracy to defraud, and/or any part thereof, and/or proceeds thereof shall be recoverable by the plaintiff, less expenses of maintenance and attorney's fees, may apply such proceeds recovered by the plaintiff may be held liable for any deficiency judgment.

grouped. Whether it is a way to promote a particular kind of culture or to encourage people to participate in a particular activity, the purpose of a group is to bring people together for a common goal. Groups can be formed for a variety of reasons, such as shared interests, hobbies, or beliefs. They can also be formed for more practical purposes, such as to accomplish a specific task or to support a cause.

(7) **Confidentiality and duty to Proprietary.** All sums and paid or payable to Borrower by Lender will make such reports of proceedings as are required by law.

exposed to a particular area, and the area may be exposed to different types of pollutants. The exposure of the area to different types of pollutants may lead to different types of health effects. The exposure of the area to different types of pollutants may also lead to different types of health effects. The exposure of the area to different types of pollutants may also lead to different types of health effects.

provisions of this paragraph to discharge the obligations of Borrows to pay such amounts as the same become due or upon demand made by the holder of such note or instrument.

(6) Impounds. To pay or remunerate a Lender shall be required in addition to any other payments required hereunder monthly advance installments, as estimated by Lender, to pay for taxes, assessments, insurance premiums, or other obligations of such obligatories as may be required to be paid to Lender under the terms of such obligations, to the extent that the amounts paid to Lender under the terms of such obligations exceed the amounts paid by Lender to the obligatories under the terms of such obligations.

Required that such person shall be entitled to borrow money per month as may be necessary to pay the whole of such tax in addition to all other premiums required that such person shall be entitled to borrow money per month as may be necessary to pay the whole of such tax in addition to all other premiums

In the event of the passing of any law which deprives the holder of such property from making gifts to non-relatives for the purposes of taxation any gift then given or changing

declaration of conveyance of certain rights and interests in such property to such corporation for any medical corporation thereon. Should Borrower fail to make any such payment, lender may elect to make or advance such payment by Borrower himself and demand payment therefrom.

summarized above, it is clear that the law does not provide for a time when such reductions are made, (4) such other charges as the Leader may deem reasonable under the circumstances, (5) such property includ-

should be in addition to the amounts paid under the PBA and amounts otherwise due to Wm. B. Burrows.

After the first meeting, the group decided to meet monthly to discuss issues related to their property rights and to work towards a common goal.

To understand why the premium distribution is better than not being chargeable for maintaining such insurance coverage, consider the following example.

measurements, thereby providing a detailed picture of the premium heterogeneity and in turn any successively requested premium adjustment. Moreover, it is also possible to obtain such insurance underwriting information as to do without notice to demand upon Borrower and without releasing his Mortgage specifically.

involves a complex set of interactions between the immune system and the tumor microenvironment. The immune system, composed of various types of白细胞, plays a crucial role in identifying and eliminating cancer cells. The tumor microenvironment, which includes stromal cells, blood vessels, and extracellular matrix components, provides both supportive and inhibitory signals to the immune response. These factors collectively determine the outcome of cancer treatment.

and the *Healthcare Quality and Safety* journal. The authors of this paper are grateful to the anonymous reviewers for their useful comments and suggestions.

the first time in the history of the world that the people of the United States have been compelled to pay a tax on their property, and that they have been compelled to do it by a law which they did not make, and which they did not consent to, and which they did not ask for, and which they did not demand.

Reprint and Mutilation of Property It is to the property owner's credit and advantage that someone who has been

in the same way as the other two groups. The mean time taken to complete the task was 15 days for the control group, 15 days for the group who had been given feedback, and 15 days for the group who had been given feedback and support.

(1) Construction of Impairments. To combine the good and warimarkable impairment by loan secured hereby, to pay when due all costs of repossessing

UNOFFICIAL COPY

(11) **Prepayment Charge.** Should any note or obligation secured hereby require Borrower to pay a fee in connection with the prepayment of any of the indebtedness secured hereby, to pay such fee to the extent permitted by applicable law, notwithstanding the fact that Borrower shall have defaulted in any obligation secured hereby and Lender, by reason thereof, shall have declared all sums secured hereby immediately due and payable.

(12) **Failure of Borrower to Comply with Mortgage.** Should Borrower fail to make any payment, or fail to do any act required in this Mortgage, or fail to perform any obligation secured by this Mortgage, or do any act Borrower agreed not to do, Borrower shall be in default under this Mortgage. Lender, but without obligation so to do and without notice to or demand upon Borrower and without releasing Borrower from any obligation hereof, and without contesting the validity or amount of the same, may: (a) pay or do the same in such manner and to such extent as it may deem necessary to protect the security hereof, Lender being authorized to enter upon such property for such purposes; (b) pay, purchase, contest or compromise any encumbrance, charge or lien, which in its judgment is or appears to be prior or superior thereto; and (c) in exercising any such power pay necessary expenses. Borrower agrees to repay any amount so expended on demand of Lender.

(13) **Sums Advanced to Bear Interest and To Be Added to Indebtedness.** To pay immediately upon demand any sum advanced or paid by Lender or Borrower under any clause or provision of this Mortgage. Any such sum, until so repaid, shall be accrued herein and bear interest from the date it was advanced or paid at the same interest rate, as may be adjusted from time to time, as such indebtedness, and shall such sum and interest thereon be secured by this Mortgage.

(14) **Application of Funds.** Lender shall have the right at its sole discretion to direct the manner in which payments or proceeds shall be applied upon or allocated among the various items constituting Borrower's indebtedness or obligations secured hereby.

(15) **Obligation of Borrower Joint and Several.** If more than one person is named as Borrower, each obligation of Borrower shall be the joint and several obligation of each such person.

(16) **Acceleration Clause; Right of Lender to Declare All Sums Due on any Transfer, Etc.** Lender shall have the right, at its option, to declare any indebtedness and obligations secured hereby, irrespective of the maturity date specified in any note or agreement evidencing the same due and payable within 30 days after such declaration if: (a) Borrower or any successor in interest to Borrower of such property sells, enters into a contract of sale, conveys or alienates such property or any part thereof, or suffers his title or any interest therein to be divested, whether voluntarily or involuntarily or leases such property or any part thereof for a term of more than 3 years, or changes or permits to be changed, the character or use of such property, or drills or extracts or enters into a lease for the drilling for or extracting oil, gas or other hydrocarbon substance or any mineral of any kind or character on such property; or (b) Borrower is a partnership and the interest of a general partner is assigned or transferred, or (c) Borrower is a corporation and more than 25% of the corporate stock thereof is sold, transferred or assigned during a 12 month period, or (d) Borrower is a trust and there is a change of beneficial interest with respect to more than 25% of such property, or (e) Borrower has made any material misrepresentation or failed to disclose any material fact in those contingent financial and other written representations and disclosures made by Borrower in order to induce Lender to enter into the transaction evidenced by the promissory note or notes or agreements which this Mortgage secures.

(17) **No Waivers by Lender.** No waiver by Lender of any right under this Mortgage shall be effective unless in writing. Waiver by Lender of any right granted to Lender under this Mortgage or of any provision of this Mortgage as to any transaction or occurrence shall not be deemed a waiver as to any future transaction or occurrence. By accepting payment of any sum secured hereby after its due date or by making any payment or performing any act on behalf of Borrower that Borrower was obligated hereunder, but failed, to make or perform, or by adding any payment so made by Lender to the indebtedness secured hereby, Lender does not waive its right to require prompt payment when due of all other sums so secured or to require prompt performance of all other acts required hereunder, or to declare a default for failure so to pay such other sums or to perform such other acts.

(18) **Modification in Writing.** This Mortgage cannot be changed or modified except as otherwise provided in this Mortgage or by agreement in writing signed by Borrower, or any successor in interest to Borrower, and Lender.

(19) **Right to Collect and Receive Rents and Profits.** Notwithstanding any other provisions hereof, Lender hereby grants permission to Borrower to collect and retain the rents, income, issues and profits of such property as they become due and payable, but Lender reserves the right to revoke such permission at any time with or without cause by notice in writing to Borrower, mailed to Borrower at his last known address. In any event, such permission to Borrower automatically shall be revoked upon default by Borrower in payment of any indebtedness secured hereby or in the performance of any agreement hereunder. On any such default, Lender may at any time without notice, either in person, by agent, or by receiver to be appointed by the court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of such property, or any part thereof; make, cancel, enforce or modify leases; obtain and eject tenants, set or modify rents, in its own name sue for or otherwise collect the rents, income, issues and profits thereof, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, upon any indebtedness secured hereby and in such order as Lender may determine; and except for such application, Lender shall not be liable to any person for the collection or non-collection of any rents, income, issues or profits, nor the failure to assert or enforce any of the foregoing rights. The entering upon and taking possession of such property, the collection of such rents, income, issues or profits, the doing of other acts herein authorized, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(20) **Remedies.** No remedy herein provided shall be exclusive of any other remedy herein or now or hereafter existing by law, but shall be cumulative. Every power or remedy hereby given to Borrower or to Lender or to which either of them may be otherwise entitled, may be exercised from time to time and as often as may be deemed expedient by them, and either of them may pursue inconsistent remedies. If Lender holds any additional security for any obligation secured hereby, it may enforce the sale thereof at its option, either before, contemporaneously with, or after any Mortgagor's sale is made hereunder, and on any default of Borrower, Lender may, at its option, offset against any indebtedness owing by it to Borrower, the whole or any part of the indebtedness secured hereby. The Lender is hereby authorized and empowered at its option, without any obligation so to do, and without affecting the obligations hereof, to apply toward the payment of any indebtedness secured hereby, any and all sums or money, or credits of or belonging to Borrower and which the Lender may have in its possession or under its control, including, among other things, any impounds held by Lender under paragraph (6) hereof.

In order to assure the definiteness and certainty of the rights and obligations herein provided, Borrower waives any and all rights of offset which Borrower now or hereafter may have against Lender, of claims and no offset made by Lender shall relieve Borrower from paying installments on the obligations secured hereby as they become due.

(21) **Foreclosure of Mortgage.** When the indebtedness hereby secured shall become due whether by acceleration or otherwise, the Lender 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 of sale all expenditures and expenses which may be paid or incurred by or on behalf of Lender for attorneys' fees, appraisers' fees, outlays for documentary and expert evidence, stenographer's charges, publication cost and costs of procuring all abstracts of title or commitments for title insurance. Such fees, charges and costs may be estimated as to items to be expended after entry of the decree as Lender may deem reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the Property. All expenditures and expenses of the nature of this paragraph mentioned shall become so much additional indebtedness secured hereby and shall be immediately due and payable with interest thereon at the rate specified in the Note. Such expenditures and expenses shall include expenditures made in connection with (a) any proceeding to which Lender shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured; (b) preparation for the commencement of any suit for foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; (c) preparations for the defense of any threatened suit or proceeding which might affect the Property or the security hereof, whether or not actually commenced; (d) any efforts for collection of any past due indebtedness secured hereby. The proceeds of any foreclosure sale of the Property 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 this paragraph hereof; second, all other items which under the terms hereof constitute indebtedness secured by this Mortgage; third, any surplus to Borrower, his legal representatives or assigns, as their rights may appear.

(22) **Appointment of Receiver.** Upon or at any time after the filing of a complaint to foreclose this Mortgage the court in which such complaint filed may appoint a receiver of the property or may appoint Lender as Mortgagor in possession. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency at the time of application for such receiver, of the person or persons, if any, liable for the payment of the indebtedness secured hereby and without regard to the then value of the property whether the same shall be then occupied as a homestead or not. Such receiver or Mortgagor in possession shall have power to collect the rents, issues and profits of the premises during the pendency of such foreclosure suit, as well as during any further times when Borrower, his successors or assigns, 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 protection, possession, control, management and operation of the property during the whole said period. The court from time to time may authorize the receiver or Mortgagor in possession to apply the net income held by either of them in payment in whole or in part of the indebtedness and other sums secured hereby, or in payment of any tax, special assessment or other lien which may be or become superior to the lien hereof or superior to a decree foreclosing this Mortgage, provided such application is made prior to foreclosure sale. In case of a judicial sale, the property, or so much thereof as may then be affected by this Mortgage, may be sold in one parcel.

(23) **Waiver of Statute of Limitations.** Time is of the essence as to all of Borrower's obligations hereunder; and to the extent permitted by law, Borrower waives all present or future statutes of limitation with respect to any debt, demand or obligation secured hereby in any action or proceeding for the purpose of enforcing this Mortgage or any rights or remedies hereunder.

9468911

