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| rein referred to an" | Morigagee. " witness | seth: | | Above Space For Recorder's Use Only | |
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UNOFFICIAL COPY

ADDITIONAL CONVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND 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 destroyed; (2) keep said premises in good condition and repair, without wasts, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgages or to holder of the contract; (4) complete within a reasonable time any buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of 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. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special sasessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgages or to holders of the contract duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. Mortgagore shall keep all buildings and improvements now and hereafter situated on said premises insured against loss or damage by fire. lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the rost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies attafactory to the holders of the contract, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policies shall deliver all policies including additional and renewal policies to holder of the contract and in case of insurance about 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 helder of the contract may, but need not, make any payment or perform any act hereinbefore required 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, ard purchase, discharge, compromise or settle any tax tien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture, affecting and premises or contest any tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys fees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the multiplication of the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice. Inaction of Mortgagee or holders of the contract shall never be considered as a waiver of any right accruing to them on account of the default hereunder on the part of the Mortgagors.
- 5. The Mortgagee or the holder of this contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the securacy of such bill, statement or estimate or into the validity of any tax, as seement, sale, forfeiture, tax lien or title or claim thereof.
- G. Mortgagors shall pay each item of indepetedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, after paid indebtedness secured by the Mortgage shall, notwithstanding anything in the contract or in this Mortgage to the contrary, become due and gays of (a) immediately in the case of default in making payment of any instalment on the contract, or (b) when default shall occur and continue for these cays in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall become like whether by acceleration or otherwise. Mortgagee 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 for sale all expenditures and expenses which may be paid or incurred by cron behalf of Mortgagee or holder of the contract for attorneys fees appraiser's fees, outlays for documentary and expent evidence, stenographets's increase, publication costs and costs which may be estimated as to items to be expended after entry of the decree; of procuring all such abstracts of title, title rearches and examinations, guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the creates and examinations guarantee policies. Torrens certificates and similar data and assurances with respect to title as Mortgagee or holder of the create may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such a cree 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 become reconditional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgage or holder of the contract in connection with (a) any proceedings, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff. Islamant or defendant, by reason of this Mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the forecase we hereof after accrual of such right to foreclose whether or not actually commenced or (c) preparations for the defense of any threatened suit or proceed lings, to which either as feet or any indebtedness hereby secured; or (b) preparations for the defense of any threatened suit or proceed lings to which either and the right of oreclose wh
- 8. The proceeds of any foreclosure sale of the premises shall be distributed and subject in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such item; ar are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the contract: third, all other indebtedness, if any, remaining unpaid on the contract: fourth, any overplus to Morigagors, their heir regal 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 such 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 robust of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether they are shall be then occupied as a homestead or not and the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have power to foll cut the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency during the full structory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of synch 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 projection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of:(1) The indebtedness secured hereby, or by any decree foreclosing the strong error may tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is more orior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.
- 10. No action for the enforcement of the lien 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.
- 13. Mortgages or the holder of the contract shall have the right to inspect the premises at all reasonable times and access the rote shall be permitted for that purpose.
- 12. If Mortgagors shall sell, assign or transfer any right, title or interest in said premises, or any portion thereof, without the written consent of the holder of the contract secured hereby, holder shall have the right, at holder's option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and psyable, snything in said contract or this mortgage to the contrary notwithstanding.

| | | ASSIGNMENT | | | |
|------|-----------|---|---|--|--|
| POF | R VALUABI | LE CONOTDERATION, Mortgagee hereby sells, assigns and tri | ansfers the within mortgage to | | |
| Date | P | Mortgagee | | | |
| D | NAME | SOUTH CENTRAL BANK & TRUST COMPANY | FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE | | |
| 1 | STREET | 555 WEST ROOSEVELT ROAD | | | |
| | CITY | CHICAGO, IL 60607 | This instrument Was Prepared By | | |

IMPORTANT ACCORDING

OR

(Address)