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ADDITIONAL CONVENANTS CONDITIONS AND PROVISIONS REFEIRED TO ON THE REVERSE SIDE OF THIS MORTGAGE AND INCORPORATED THEREIN BY REFERENCE.

- 1. Mortgagore 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 waste, 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 hiereof and upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee or to holder of the contract; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises. (5) comply with all requirements of inwincipal 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 chail pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgagee or to holders of the contract duplicate receipts therefor. To prevent default hereunder Mortgagois shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. Mortgagors shall keep all buildings and improvements now and bereafter altuated 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 cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory 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 strucked to each policy, and 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 holder 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, enc purchase, discharge, compromise or settle any tax lien or other prior tien or title or claim thereof, or redeem from any lax sale or forfeiture, affections 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 prograged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable vithout notice. Inaction of Mortgagee or holders of the contract shall never be considered as a walver of any right securing to them on account. It my default hereunder on the part of the Mortgagors.
- 5 The Murigages of the holders the contract hereby secured making any payment hereby authorized relating to taxes and assessments, may do so according to any bill statement of estimate produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any to a sessment, sale, forfeiture, tax iten or title or claim thereof.
- 6. Mortgagors shall pay each item of it dialedness herein mentioned, when due according to the terms hereof. At the option of the holder of the contract, and without notice to the Mortgagors, all unpaid indebtedness secured by the Mortgage shall, notwith-tanding anything in the contract of in this Mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any instalment on the contract, or this mediately in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness hereby secured shall be ome due whether by acceleration or otherwise. Mortgagée 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 from ...do, or on behalf of Mortgagee or holder of the contract for attorneys fees, appraiser's fees, outlays for documentary and expenses which may be estimated as to trems to be expended after entry of the decreef of procuring all such abstracts of will in the searches and examinations, guarantee policies. For ensice certificates and similar data and assurances with respect to title as Mortgagee or hold or of the examples and examination and in the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall be some so much additional indebtedness secured hereby and immediately due and payable, when paid or incurred by Mortgagee or holder of the contract on connection with hall any proceeding, including probate and backruptcy proceedings, to which either of them shall be a party, either as plaintiff claimant or defendant, by reason of this Mortgage or any indebtedness hereby secured, or (b) preparations for the confinement of any suit for the form the representations for the defense of any threatened suit or proceedings to be premises or the security hereof whether or not actually commenced or ich preparations for the defense of any threatened suit or proceedings to be premises or the security hereof whether or not actually commenced or ich preparations for the defense of any threatened suit or proceedings to the premises or the security hereof whether or not actually commenced.
- 8. The proceeds of any foreclosure sale of the premises shall be distribe $E^{(n)}(\theta)$ polled in the following order of priority. First, on account of all costs and expenses inclident to the locaclosure proceedings, incliding all such them, either mentioned in the preceding paragraph beleaf, second, attother themselved to the terms hereof constitute secured indebtedness addition; (i) that evidenced by the contract, third, all other indebtedness, if any, remaining unpaid on the contract fourth, any overplus to Mortgagors, their hereof engals 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 so to 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 Mortgagons at the time of application for such receiver and without regard to the then value of the premises or whether the solvency or insolvency of Mortgagons at the time of application for such receiver and without regard to the then value of the premises or whether there had have power to collect 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 times are provided or redemption, whether there be redemption or not, as well as during any further times when Mortgagons, except for the intervention of solven receiver, would be entitled to collect such its rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the interestion, possession, control, management 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 bereby, or by any decree foreclosing it is Mortgage or any tax, special assessment or other lien which may be or become superfor to the lien hereof or of such decree, provided such application is made prior to foreclosure saie. (2) the deficiency.
- 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 times and access the reto 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 is option, to declare all unpaid indebtedness secured by this mortgage to be immediately due and payable, anything in said contract or this mortgage to the contrary notwithstanding.

OR V	ALUABU	ASSIGNMENT E CONSIDERATION, Morigagee hereby sells, assigns and tra		
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stc		Mortgagee		
		Ву		
ħ	NAME.	SOUTH CENTRAL BANK & TRUST COMPANY	PRINTE TRIBERS OF HURBORIES FOR TRIBERS OF AUGUST OF RESPONSE OF THE PROPERTY	
8	STREET	555 WEST ROOSEVELT ROAD		-
c	eny	CHICAGO, IL 60607	This instrument Was Prepared By	•

INMIRUCITONS

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