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SOUTH CENTRAL BANK & TRUST COMPANY	
555 WEST ROOSEVELT ROAD (NO AND STREET)	
CHICAGO ILLINOIS 60607	
	Above Space For Recorder's Use Only
rein referred to as "Mort" agon. "witnesseth THAT WHEREAS the Morteagons are justly indebted to the M	origagee upon the Retail Installment Contract dated
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7 720 % consider to the	order of and delivered to the Morigagee, in and by which contract the Morigagors promisers
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gether with interest after maturity at the Apparal Forcenta	se Rute stated in the contract, and all of said independence is made payable at such place as the
lders of the contract may, from time to time in writing approact. SOLTH CENTRAL BANK & TRUST C	ond in the absence of such appointment, then at the office of the holder at
NOW, THEREFORE, the Morteagors to secure the payor	ner t of the said sum in accordance with the terms, provisions and limitations of this mort-
ge, and the performance of the convenants and agreements.  ARRANT unto the Mortgagee, and the Mortgagee's socce	necest contained, by the Mortgagors to be performed, do by these presents CONVEY AND course of assigns, the following described Real Estate and all of their estate, right, title course of the country o
d interest therein, situate, lying and being in the	County of Circumstance County of
A	Lat 26 in the Sundivision of Block
I in Block 2 in Prescetts Douglas Pa	or STATE OF ILLINOIS, to with Lot 28 in the Subdivision of Block park Addition to Chicago in Section 23, Township 39 N,
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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 riay 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 nen 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 high hereof; (4) upon request exhibit satisfactory evidence of the discharge of such prior lien to Mortgagee of 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 faid 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 assessments, water charges, sewer sets accepted charges, and other charges against the premises when due, and shall upon written request, furnish to Mortgagors to holders of the contract duplicate tecopis 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.

Mortgagors shall keep all buildings and improvements now and beteafter situated on said premises insuted 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 possible, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached 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.

In case of default therein. Morigagee 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 payment of principal or interest on prior encumbrances, if any, and purcha e, discharge, compromise or settle any tax her or other prior lien or title or claim thereof, or redeem from any tax said or foreigner, esting said premises or correct a ly tax or assessment. All moneys paid for any of these purposes herein authorized and all expenses hard or incurred in connection therewith, including attorners sees, and any other moneys advanced by Mortgagee or the holders of the contract to protect the mortgaged premises and the ten hereof, shall be so nuch additional indebtedness secured hereby and shall become immediately due and payable without notice limitation of Mortgagee or holders of the contract shall never be one dered as a waiver of any right accruing to them on account of any defailt hereunder on the part of the Mortgago's

5. The Mortgagee or the bolder of the 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 accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, torfeiture, tax lien or title or claim thereof.

into the validity of any tax, assessment, sale item of indebtedness 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 unpute indebtedness secured by the Mortgage shall, notwith tanding anything in the contract or in this Mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment on the contract, or the when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise. Mortgagee shall have the right to foreclose the lien hereof, there shall be alto wed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgage eo is holder of the contract for attorneys fees, appraiser's fees, outlay for documentary and expense which may be paid or incurred by or on behalf of Mortgage eo is holder of the contract for attorneys fees, appraiser's fees, outlay for documentary and expense which may be paid or incurred by or on behalf of Mortgage eo is holder of the contract for attorneys fees, appraiser's fees, outlay for documentary and expense and its forecast and examinations, guarantee policies. Torrens certificates and similar data and assurance with tespect to title as Mortgage or a holder of the contract in contract on the substitution of the title to or the value of the premise. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due at payable, when paid or incurred by Mortgage or holder of the contract in contraction with (a) proceeding including probate and bankruptey proceedings, to which either of them shall be a pain, either of the contract in contraction such right to foreclose whether or not actually commerced or (c) p such right to foreclose whether or not actually commenced or (c) preparation; to the defense of any threatened suit or proceeding which might affect the premises or the security hereof whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and ar plied 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 measured in the preceding paragraph here of second, all other items which under the terms hereof constitute secured indebtedness additional to that evidence of a the contract, third, all other indebtedness, if any, remaining unpaid on the contract; fourth, any overplus to Morigagors, their heirs, legal representatives of assigns as their right may appear

9. Upon, or at any time after the filing of a bill to foreclose this mortgage the court in which such bill as fined may appeant 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 Mortgage is at the time of application for such receiver and without regard to the then value of the premises or whether the same shall in then occupied as a homestead or not and the Mortgagee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the power such foreclosure suit and, in case of a sale and a deficiency during the full statutory period of redemption, whether there be redemption or not as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect so the risk, issues and profits, and all of er powers which may be necessary or are usual in such cases to the protection, possession, control, management and operation of the premises during the while 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 of in part of 10. The inactiones secured hereby, or by any decree foreclosing this Mortgage or any tax, special assessment or other lien which may be or become appeared to the lien hereof or of such decree, provided such application is made prior 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 or 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 theretee half 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 writted consent of the hologi-

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 payable, anything in said contract or this mortgage to the contrary notwithstanding.					
ASSIGNMENT FOR VALUABLE CONSIDERATION, Mortgage hereby sells, assigns and transfers the within mortgage to					
Date		Mongagee			
		Ву			
D	COUNTY CENTRAL DANK	TOUCT COLORABIV	FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE		

D E	NAME	SOUTH CENTRAL BANK & TRUST COMPANY	ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
L	STREET	555 WEST ROOSEVELT ROAD	1257 S. SPAULDING AVE.,
Ÿ			CHICAGO, IL 60623
E R	CITY	CHICAGO ILLINOIS 60607	This Instrument Was Prepared By 555 W. ROOSE VELT RD
Ÿ	Ĺ		SUSARINA LEL, CHICAGO, IL 60607
	INSTRUCT	TONS OR	j