UNOFFICIAL COPSY 3 4

ADJUSTABLE RATE LOAN RIDER

NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE INTEREST RATE. IN-CREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.

		00	
This Rider is made this 19th be deemed to amend and suppleme ment") of the same date given by the	nt the Mortgage, Deed of	Trust, or Deed to Server") to secure Borrow	cure Debt (the "Security Instru-
(the "Lender") of the same date (the located at 100			
TOCATED AT		y Address	
Modifications in addition to (Lender further coveran) and agree	as follows:		irity Instrument, Borrower and
A. INTEREST RATE AND MONT The Note has an "Initial Interes 1st day of the month Septaning 12 months thereafter.	THLY PAYMENT CHAN Rate" of .9.85.%. The	Note interest rate may	be increased or decreased on the in that day of the month every
Changes in the interest rate are g	overned by changes in an i	nterest rate index calle	d the "Index". The Index is the:
(1) [1* "Contract Interest Range of Lenders" published by the [2] [34 Federal Home Loan]	ute, Furchase of Previous Federal Home Loan Ban	ly Occupied Homes, I k Board.	National Average for all Major
(2) Ne rederal Home Loan	Bank 11th District Co	st of Funds	
(Check one box to indicate whether there is an be no maximum limit on changes.)	iv maximum to it on changes in t	he interest rate on each ('ha	nge Date; if no hox is checked there will
(1) There is no maximum (2) The interest rate cannot the interest rate changes, the a	limit on changes in the in of be changed by more tha amount of Borrower's mon	in 은 경기 . percentage p thly payments will cha	points at any Change Date, nge as provided in the Note. In-
creases in the interest rate will result B. LOAN CHARGES It could be that the loan secured and that law is interpreted so that the loan would exceed permitted limits. I necessary to reduce the charge to the ed permitted limits will be refunded owed under the Note or by making a	by the Security Instrument interest or other loan chalf this is the case, then: (A) permitted limit; and (B) and to Borrower. Lender may a direct payment to Borro	t is subject to a law whorges sofiected or to be any such loan charge y sums already collecte choose to make this rewer.	nich sets maximum loan charges collected in connection with the shall be reduced by the amount ed from Borrower which exceed- efund by reducing the principal
If Lender determines that all or which has priority over this Security shall promptly act with regard to this secure an agreement in a form satisf D. TRANSFER OF THE PROPER	Instrument, Lender may s at lien as provided in para actory to Lender subordir	end Borrower a notice graph 4 of the Securit	identifying that lien. Borrower y Instrument or shall promptly
If there is a transfer of the Prop an increase in the current Note interes terest rate change (if there is a limit), waiving the option to accelerate pro By signing this, Borrower agree	erty subject to paragraph st rate, or (2) an increase in or (3) a change in the Base vided in paragraph 17.	(or removal of) the lin	nit on the amount of any one in-
		Kalie S	Buye (Seal) -Borrower
			(Seal)Borrower

35481

UNQFEIGHAL GGRY 1 3 4

	day of August
and is incorporated into and shall be deemed to amend and supp "Security Instrument") of the same date given by the undersigned	d (the "Borrower") to secure Borrower's Note to
of the same date and covering the Property described in the Secur	ity Instrument and located at:
102 S. Austin #23. Oak Property Ad	Pack, 11, 60304
The Property includes a unit in, together with an undivided in	
known as: 100-04 S. Austin C	
[Name of Condomic	
(the "Condominium Project"). If the owners association or of	
"Owners Association") holds title to property for the benefit of includes Borrower's interest in the Owners Association and the us	or use of its members or shareholders, the Property also
CONDOMINIUM COVENANTS. In addition to the cover Borrower and Lender further covenant and agree as follows:	nants and agreements made in the Security Instrument,
	all of Borrower's obligations under the Condominium
Project's Constituer' Documents. The "Constituent Document	s" are the: (i) Declaration or any other document which
creates the Condominium Project; (ii) by-laws; (iii) code of regular promptly pay, when died all dues and assessments imposed pursua	ant to the Constituent Documents.
B, Hazard Insurance. So long as the Owners Association	n maintains, with a generally accepted insurance carrier, a
"master" or "blanket" policy on the Condominium Project which coverage in the amounts, for the periods, and against the haza	
within the term "extended covelage," then:	•
the yearly premium installments for h iza d insurance on the Prop	ant 2 for the monthly payment to Lender of one-twelfth of series and
	t 5 to maintain hazard insurance coverage on the Property
is deemed satisfied to the extent that the required coverage is provi	ided by the Owners Association policy.
Borrower shall give Lender prompt notice of any lapse in re	equired hazard insurance coverage.
In the event of a distribution of hazard in urance proceed Property, whether to the unit or to common clements, any proceed in the common clements and proceed in the common clements.	eds in figuror restoration of repair toflowing a loss to the
paid to Lender for application to the sums secured by the Security C. Public Liability Insurance. Borrower shall take such	Instrument, with any excess paid to Borrower.
Association maintains a public liability insurance policy ac lepta bl	e in form, amount, and extent of coverage to Lender.
D. Condemnation. The proceeds of any award or claim for	
connection with any condemnation or other taking of all or any	
elements, or for any conveyance in lieu of condemnation, are he shall be applied by Lender to the sums secured by the Security Inst	
E. Lender's Prior Consent. Borrower shall not, except	after notice to Lender and with Lender's prior written
consent, either partition or subdivide the Property or consent to:	
(i) the abandonment or termination of the Condor required by law in the case of substantial destruction by fire or of	minium Project, except for abandonment or termination ber casualty or in the case of a taking by condemnation or
eminent domain;	
• •	ent Documents is the provision is for the express benefit of
•	sumption of self-mana gement of the Owners Association;
	ring the public liability insurar ce coverage maintained by
the Owners Association unacceptable to Lender. F. Remedies, If Borrower does not pay condominium due	es and assessments when due, they are ider may pay them.
Any amounts disbursed by Lender under this paragraph F shall be Instrument. Unless Borrower and Lender agree to other terms of p	come additional debt of Borrower secured by the Security
disbursement at the Note rate and shall be payable, with interest, u	
BY SIGNING BELOW, Borrower accepts and agrees to the terms and	I provisions contained in this Condominium Rider.
	1/ ti .0 0:
	Katie S. Bigge (Seal)
 V	atie L. Birge
n	ann n. bri.ka
	(Scal) -Borrower

UNOFFICIAL₀CQPY 1 3 4

3548134

 \mathcal{O}_{u}

(Space Above This Line For Recording Data)

MORTGAGE

59-39-24

30.00-6 11.00.00 000.00 00.0

THIS MORTGAGE ("Security Instrument") is given on

19.86. The mortgagor is Katie L. Birga, H. SPINSTER

("Borrower"). This Security Instrument is given to

Inland Mir Lage Corporation. , which is organized and existing under the laws of Illinois. , and whose address is .21.00. Clearse for Drive.

Oak Brook, Ilinois. 60521. ("Lender").

Borrower owes Lender the principal sum of Sixteen Thousand Four Hundred And 0/.100.

Dollars (U.S. \$.16, 100, 00. ...). This debt is evidenced by Borrower's note dated the same date as thin Sourity Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September. 1, 2016. This Security Instrument

UNIT 102-2 IN 100-04 S. AUSTIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 30 AND ALL OF LOT 31 (N WILSON'S AUSTIN BLVD. & MADISON ST. SUBDIVISION IN THE NW 1/4 OF SEC. 17, TWNSHP 39 N, RANGE 13 : OF THE T.P.M. WHICH SURVEY IS ATTACHED AS EX "A" TO THE DECLARATION OF CONDOMINIUM FILED IN THE C.F. TCE OF THE REGISTRAR OF TITLES OF COOK CO, IL AS DOC LR3184488 TOGETHER WITH AN UNDIVIDED PERCENTAGE INT. IN THE COMMON ELEMENTS, IN COOK CO, IL PERM. TAX # 16-17-107-036-1005 VOL.143

A. MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEZ, ITS SUCCESSORS & ASSIGNS, AS RIGHTS & EASE-MENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS & EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DEC. OF CONDO AFORESAID B. THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS & RESERVATIONS CONTAINED IN SAID DEC. THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED & STIPULATED AT LENGTH HEREIN.

PROPERTY INDEX NUMBERS

16-17-107-036-1525 &

which has the address of 102.S., Austin.#2	3, (8treet)	. Oalc Park (City)	,
Illinois60304	("Property Address");		

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

354813

UNOFF	FICIAL	COP	Y swou	OGILLENI
FOR RECORDERS INDEX FURPOSES 102 S. Aust in #28 102 S. Aust in #28 Osk Perk, IL 60304 Shuth Mo Cartingy Inland Mortesse Optopretion Inland Mortesse Optopretion Inland Mortesse Optopretion Inland Mortesse Optopretion Internation of Mortesse Inc. (Address)	オンファイブ して)	STUME	7 120 00:5	E MAME L STREET V R COTTY R R
10 Va Contraction 10 Va Contra		_	y hand and official se	
and voluntary act, for the uses and purposes therein	ne shie day in person, an	\mathcal{L}'	murtani binogerol edi urtani biae edt berevi	leb bus bengis
a Notary Public IV and fornasid county and state,	locred shrampits ed to en		अवतत्र श्रीत	neo ydened bb
S PE18 E	1	č81,1,700 € 6,	SIONIT	$\mathcal{C}_{\mathcal{E}}$
•	OUN	Ž-C		
Newtonod	potential to and aid with	- Q	Ó	
Birge (Seal)	To ettabl	executed by Borro	and inchast white	te ra insmurisul
ms and covenants contained in this Security	ret edt of seems b	40 244000 40	er(e) [sbecga]	
ment Rider	lanned Unit Develop	Rider 🔲 P	duated Payment	ne □
□ S—4 Femily Rider	ondominium Rider	o 🖸 🗀	bis et al este Ride	PV [₹]
For shendonment of the Property and at any time sale, Lender (in person, by agent or by judicially in amanage the Property and to collect the rents of the receiver shall be applied first fees, premiums on the not limited to, receiver's fees, premiums on curred by this Security instrument. The security instrument.	on inder paragraph 15 on hollowing judicial is a fair of consession of an indected by Lender or time of consession of the consession of th	a. Upon acceleration period of redempth period of redempth ititled to enter upon ast due. Any rents or roperty and collective actorizely and collective ment of all sums as Borrower. Borrower waives ity Instrament. If of overnants and agreem overnants and agreem of agreements and agreem of agreements and agreements and agreements and agreements and agreements and agreements and agreements of the contents and agreements of the contents and agreements and agreements of the contents and agreements and agreements and agreements of the contents and agreements of the contents and agreements and agreements of the contents of agreements of agr	seder in Possession of any expiration of any ecciver) shall be er y including those p ragement of the P shease. Upon pay without charge to without charge to shere of Homesetes iders to this did	Ling his control of the control of t
immediate payment in full of all sums secured by this Security Instrument by Judicial proceeding, remedies provided in this paragraph 19, including,	i and may forectone i	out further demand set all expenses incr	(y instrument with Il be entitled to coll	this Securit Lender shai

8. Inspection. Leader with igen may make reason ble intries a forgated in a galaxy of the Property Lender shall give Borrower notice at the lime of or prior to an inspection specifying remonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned

and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

- 10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Porrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiter of or preclude the exercise of any right or remedy.
- 11. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument that bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note; (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security. Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any a commodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.
- 12. Loan Charges. If the loar secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interprited so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permited limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower acnder may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces the principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. 1 enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secu ed by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of

paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of any their method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Porrower or Lender when given as provided in this paragraph.

16. Governing Law; Severability. This Security Instrument shall be give ned by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or classes of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the

Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any par' of the Property or any interest in it is sold or transferred (or if beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal laws as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any

remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note has no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sum secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or

insurance terminates in accort ance thin Borrower's and Borrower shall pay the premiums required to maintain the inaurance in effect until auch time as the requirement for the It Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument,

the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower Security instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from

Any amounts disbursed by Lender under this paragraph? shall become additional debt of Borrower secured by this

Lender may take action under this paragraph 7, Lender does not have to do so. Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although in the Property, Lender's actions may include paying any sums secured by a lien which has priority over this Security regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights Lender's rights in the Property (such as proceeding in bankruptey, probate, for condemnation or to enforce laws or covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the fee title shall not merge unless Lender agrees to the merger in writing.

Borrower ahall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and change the Property, allow the Property to deteriorate or commit waste. If this Security instrument is on a leasehold, 6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially

Instrument immediately prior to the acquisition. from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security

under par ugraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting postpone the due date of the monthly payments referred to in paragraphs I and 2 or change the amount of the payments, If

Univas Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or when the notice is given.

the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30 day period will begin offered to settle a claim, then Lender may collect the inaurance proceeds. Lender may use the proceeds repair or reatore Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If restoration or repair is not economically feasible or Lender's security would be lessened, Liaurance proceeds shall be of the Property damaged, if the restoration or repair is economically feasible and Lender a security is not lessened. If the

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall by applied to restoration or repair carrier and Lender. Lender may make proof of loss if not made promptly by Borro ve. all receipts of paid premiums and renewal notices. In the event of loss, Borrower in a prompt notice to the insurance

Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender All insurance policies and renewals shall be acceptable to Lender and real include a standard mortgage clause.

unreasonably withheld. inaurance carrier providing the inaurance shall be chosen by Borrower surject to Lender's approval which shall not be requires insurance. This insurance shall be maintained in the axion nt. and for the periods that Lender requires. The

insured against loss by fire, hazards included within the term "exte...... d coverage" and any other hazards for which Lender 5. Hazard Innurance. Borrower shall keep the improvemen a now existing or hereafter erected on the Property

of the giving of notice.

notice identifying the lien. Borrower shall satisfy the lien or take one more of the actions set forth above within 10 days the Property is subject to a lien which may attain priority ever this Security Instrument, Lender may give Borrower a agreement satisfactory to Lender subording the lien to this Security Instrument. If Lender determines that any part of prevent the enforcement of the lien or forfeiture of the Property, or (c) secures from the holder of the lien an taith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to agrees in writing to the payment of the obligation as on ed by the lien in a manner acceptable to the Lender; (b) contests in good

Borrower shall promptly discharge any lies which has priority over this Security Instrument unless Borrower: (a) receipts evidencing the payments. to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender

pay them on time directly to the person we apyment. Borrower shall promptly furnish to Lender all notices to amounts Borrower shall pay these obligations in the manner provided in pariteraph 2, or if not paid in that manner, Borrower shall 4. Chargee; Liena. Borrow it shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain prior by over this Security Instrument, and leasehold payments or ground rents, if any.

Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due. paragrapha Land 2 shall 52 applied: first, to late charges due under the Note; second, to prepayment charges due under the

application as a creek of pure the aums secured by the Security Instrument.

thun immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of any Funds held 💓 I nder. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower smount necessary to make up the deficiency in one or more payments as required by Lender. amount of the Funds held by the Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of the Funds. If the

the due dates of the eserow items, shall exceed the amount required to pay the escrow items when due, the excess shall be,

If the amount of the Funds held by Lender, together with the future monthly payments of the Funds payable prior to this Security Instrument.

purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the requires interest to be paid, Lender shall not be required to pay Borrower interest or earnings on the Funds. Lender Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. The Funds shall be held in attitution the deposits or accounts of which are insured or guaranteed by a federal or

basis of current data and reasonable estimates of future escrow items. mortgage insurance premiums, if any. These items are called "escrow items". Lender may estimate the Funds due on the leasehold payments or ground rents on the Property, if any, (c) yearly hazard insurance premiums; and (d) yearly une-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, borrower shall pay the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note. 1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due UNIFORM COVENANTS. Borrower and Lender convenant and agree as follows: