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TO DARLENE
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TRESELEY BRAUNTHE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1
(THE REVERSE SIDE OF THIS TRUST DEED):

1. Grantors shall (1) promptly repair, restore or replace 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, subject to normal wear and tear, and clean therefrom; (3) cause there to be done for them and expressly subcontracted to the lessor, all such repairs and maintenance which may be deemed by the Trustee necessary to keep the premises in the same condition, and shall furnish written satisfactory evidence of the discharge of such prior bills to Trustee or to Beneficiary; (4) whenever possible, make any necessary alterations in the premises without cost and without expense; (5) comply with all requirements of law or municipal regulations with respect to the premises and the use thereof; (6) make no changes in the premises without written consent of Trustee and/or Beneficiary.
2. Grantors shall pay all taxes, assessments, interest, penalties, court costs, special assessments, water charges, sewer service charges, and other charges against the premises when due and shall, when so required, furnish to Trustee or Beneficiary documents therefor. To prevent doubt, however, Grantors shall pay in full under protest, to the extent provided by statute, any tax or assessment with which Grantor may desire to contend.
3. Grantors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorms under policies providing for payment by the insurance company of amounts sufficient to pay the cost of repairing or replacing the same or to pay in full the indebtedness secured hereby, all in a manner satisfactory to the Beneficiary, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the Beneficiary, such rights to be exercised by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to Beneficiary, and in case of insurance about to expire, shall deliver revised policies not less than ten days prior to the respective date of expiration.
4. In case of default herein, Trustee or Beneficiary may, but need not, make any payment or perform any act hereinafter required of Grantors in any sum and manner described expedient, but may, but need not, make full or partial payment of principal or interest, or prior taxes, interest, if any, and penalties, discharge, compromise or settle any tax bill or other prior bill or title or claim thereto, or reduce same by any rate or factor affecting said principal or interest, any tax or otherwise. All amounts paid for any of the aforesaid herein described and all expenses paid or incurred in connection therewith, including attorney's fees, and any other amounts referred to in (1), (2) or (3) above, to protect the aforesaid premises and the same thereof, shall be an additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the same percentage rate stated in the Loan Agreement this Trust Deed recites. Section of Trustee or Beneficiary shall never be considered as a holder of any right amounting to that of owner of any interest hereunder on the part of Owners.
5. The Trustees or Beneficiary for any reason making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, assessment or estimate procured from the appropriate public office without inquiry into the reasonableness such bill, assessment or estimate or into the validity of any tax, assessment, bill, tax bill or title or claim thereof.
6. Owners shall pay out sums of the same herein mentioned, both principal and interest, when due according to the terms hereof. At the option of Beneficiary, and without notice to Grantors, all unpaid indebtedness secured by this Trust Deed, notwithstanding anything to the contrary in this Agreement or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of death or making incapable of any fulfillment on the part of a co-owner, or (b) when death shall occur and continue for three days in the performance of any other agreement of the Grantors herein contained, or (c) immediately if 1/2 or more of the property held in common by the Grantors is transferred by the Grantors.
7. When the indebtedness hereby created shall be due, as to whether by acceleration or otherwise, Beneficiary or Trustee shall have the right to foreclose the loan herein, to any suit to evict the lessee therefrom, claim shall be allowed and included in addition to indebtedness on the decree for sale all costs and expenses which may be paid or incurred by or on behalf of Trustee or Beneficiary for attorney's fees, trustee's fees, appraiser's fees, witness' fees, documentary and expert evidence, messenger's charges, publication costs and costs which may be estimated as to losses to be suffered after entry of final judgment of presenting all such documents of title, date, name and descriptions, garnishee notices, trustee certificates, and sheriff's bills and disbursements with respect to title to said Trustee or Beneficiary, and debts due to be necessarily necessary either to commence, conduct and/or continue to hold in any way which may be had pursuant to such decree the true condition of the title or the value of the premises, and expenses of title and expenses of the defense of the aforesaid title to said property and shall be so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the same percentage rate stated in the Loan Agreement this Trust Deed recites, plus paid or incurred by (a) any foreclosing, including probate and bankruptcy proceedings, to which title of them shall be a party, citizen or resident, claimant or defendant, by reason of the Trust Deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof when caused by such right to foreclose, whether or not so held, commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security herein, whether or not actually commenced.
8. The priorities of any liens or other rights of the premises shall be determined and applied in the following order of priority: First, on account of all costs and expenses incidental to the foreclosure proceedings, including all such taxes as are accrued and in the preceding paragraph 7(a) recited, all other taxes which under the terms herein constitute secured indebtedness additional to that evidenced by the Loan Agreement, with interest thereon as herein provided; third, all principal and any remaining unpaid on the note; fourth, any overplus to Grantors, their heirs, legal representatives or assigns, in their right may appear.
9. Upon, or at any time after the filing of a lis in foreclosures this Trust Deed, the amount in which such bill is that may appoint a receiver of said premises. Such appointment may be made either before or after suit, without regard to the solvency of Beneficiary or Grantors or the date of application for such receiver and without regard to the then value of the premises or whether the same then be then construed as a lessee or not and the Trustee hereunder may be appointed as such receiver. Such receiver shall have the power to collect the rents, issues and profits of said premises during the pendency of such the action or suit, in case of a suit not a beneficiary, during the full or any part of redemption, whether there be redemption or not, or as long as during any further claim when Grantor, except for his interest therein 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, preservation, control, management and operation of the premises after the whole or part passed. The court from time to time may authorize the receiver to apply the net income to his hands to payments in whole or in part of: (1) The indebtedness herein created, or by any decree foreclosing this Trust Deed or any tax, special assessment or other fee which may be or become superior to the lien hereof or such decree, provided such application is made prior to foreclosures sale; (2) the deficiency in case of a sale and deficiency.
10. The Trustee or Beneficiary has the option to demand and the below due on the loan secured by this Trust Deed be paid in full on the third anniversary of the loan date of the loan and originally on such anniversary, notwithstanding the option to demand. Owners shall give written notice of the situation at least 90 days before payment in full is due. If payment is not made when due, Trustee or Beneficiary has the right to exercise any remedies provided under this Trust Deed.
11. No action for the enforcement of the fees or of any provision herein shall be subject to any defense which would not be good in law available to the party imposing same in an action at law upon the note hereby created.
12. Trustee or Beneficiary shall have the right to inspect the premises at all reasonable times and access thereto shall be given for that purpose.
13. Trustee has no duty to inspect the state, location, existence, or condition of the premises, nor shall Trustee be obliged to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of gross negligence or malice, and Trustee may require indemnities satisfactory to Trustee before exercising any power herein given.
14. Upon presentation of satisfactory evidence that all indebtedness secured by this Trust Deed has been fully paid, either before or after maturity, the Trustee shall have full authority to release this Trust Deed, the lessees thereof, by proper instruments.
15. In case of the bankruptcy, insolvency or refusal to act of Trustee, the Beneficiary shall have the authority to appoint a Successor in Trust hereunder shall have the identical title, powers and authority as are herein given to Trustee.
16. This Trust Deed and all provisions hereof, shall extend to and be binding upon Grantors and all persons claiming under or through Grantors, and the word "Grantors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any costs thereof, whether or not such persons shall have executed the Loan Agreement this Trust Deed. The term "Beneficiary" as used herein shall mean and include any successors or assigns of Beneficiary.

DELIVERY
STREET
CITY
STATE/PROVINCEFOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS IF ABOVE
DESCRIBED PROPERTY HERE

OK

RECORDER'S OFFICE BOX NUMBER _____