

UNOFFICIAL COPY

3952603

Form MP-8
Revised 12/90

ILLINOIS HOUSING DEVELOPMENT AUTHORITY SINGLE FAMILY MORTGAGE PURCHASE PROGRAM II 1990 Series E and F MORTGAGE

This instrument was prepared by:
UNIVERSAL MORTGAGE CORPORATION
211 S. WHEATON ~~(Name)~~ SUITE 405
WHEATON, IL 60187
(Address)

THIS MORTGAGE is made this 27TH day of MARCH, 1991,
between the Mortgagor, PAMELA A. LANDHERR, A SPINSTER
(herein "Borrower"), and the Mortgagee,

UNIVERSAL MORTGAGE CORPORATION an association organized and existing
under the laws of WISCONSIN, whose address is 744 N. FOURTH STREET
MILWAUKEE, WI 53203 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY FOUR THOUSAND SIX HUNDRED AND
NO/100THS Dollars, which indebtedness is evidenced by Borrower's
note dated MARCH 27, 1991 (herein "Note"), providing for monthly installments of principal and
interest, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 1, 2021

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other
sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the
covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to
Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, warrant, grant and
convey to Lender the following described property located in the County of COOK, State of Illinois:
SEE ATTACHED LEGAL DESCRIPTION.

NOTE IDENTIFIED

3952603

P. I. N. # 12-14-112-035-1201

UNIT 4065 as described in survey delineated on and attached to and a part of a Declaration of Condominium
Ownership registered on the 23th day of January, 1980 as Document Number 3142338

ITEM 2.
An Undivided .4541% interest (except the Units delineated and described in said survey) in and to the following
Described Premises:

That part of the Northwest Quarter (N) of Section 14, Township 40 North, Range 12, East of the Third Principal Meridian,
described as follows: Beginning at a point on a line 383.02 feet West of and parallel with the East Line of said Northwest
Quarter (N), said point being 131.26 feet South of the South Line of West Leland Avenue as per Plat of Dedication
registered in the Office of the Registrar of Titles of Cook County, Illinois, as Document Number 2191649; thence West
along a line parallel with the South Line of said West Leland Avenue, 28.24 feet; thence Southwesterly along a line which
forms an angle of 133 degrees, 49 minutes, 35 seconds, with the last described line (measured from East to South to
Southwest) a distance of 14.34 feet; thence South parallel with the East Line of North Maria Court as per Plat of
Schorsch Forest View Unit 12 and registered in the Office of the Registrar of Titles of Cook County, Illinois, as
Document Number 2680134, 178.0 feet; thence Southeasterly along a line which forms an angle of 134 degrees, 34
minutes, 34 seconds with the last described line (measured from North to East to Southeast) a distance of 14.12 feet;
thence East parallel with the South Line of said West Leland Avenue 29.46 feet to the West Line of the East 383.02 feet
of said Northwest Quarter (N); thence North along said West Line to the point of beginning. ALSO The West 219.98 feet
of LOT TWO (measured along the North and South Lines of Lot 2) (excepting therefrom the North 100.04 feet thereof) (as
measured on the East and West Line of Lot 2). In Schorsch Forest View Shopping Center, being a subdivision in the East
333.0 feet of the North 1005.0 feet of the East Half (H) of the Northwest Quarter (N) (as measured along the North and
East Lines thereof) of Fractional Section 14, Township 40 North, Range 12, East of the Third Principal Meridian,
according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 24,
1937, as Document Number 1760333. ALSO The South 439.98 feet of the North 1005.0 feet (measured along the East
and West Lines) of the West 30.02 feet of the East 383.02 feet (measured along the North and South Lines) of the East
Half (H) of the Northwest Quarter (N) of Fractional Section 14, Township 40 North, Range 12, East of the Third Principal
Meridian.

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Property, all or which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by
this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property".

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IN DUPLICATE

3952603

Submitting by _____
 Address _____
 Premises _____
 Deliver certifi. to _____
 Address _____
 Deliver duplicate Trust _____
 Debtd to _____
 Address _____
 Notified _____

A.T.G.F. DAVIS

3952603

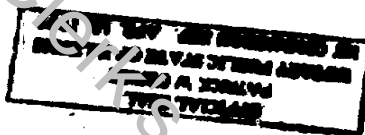
ATTORNEY'S TITLE
 GUARANTY FUND, INC.
 29 S. LAUREL 3RD FLOOR
 CHICAGO, ILL 60606

NOTICE TO BORROWER: THE PROVISIONS OF THIS ADDENDUM SUBSTANTIALLY MODIFY THE TERMS OF THE LOAN. DO NOT SIGN THE NOTE OR THIS MORTGAGE UNLESS YOU READ AND UNDERSTAND THESE PROVISIONS.

ADDENDUM. The rights and obligations of the parties to this Mortgage and the Note which is secured by the Mortgage are expressly made subject to this Addendum. In the event of any conflict between the provisions of this Addendum and the provisions of the Mortgage or the Note, the provisions of this Addendum shall control. The Borrower agrees that the Lender or its assignee may, at any time without prior notice, accelerate all payments due under the Mortgage and Note and exercise any other remedy allowed by law for breach of the Mortgage or Note if the Borrower sells, rents or fails to occupy the property described in the Mortgage as his or her permanent and primary residence; or (ii) the statements made by Borrower in the Buyer's Affidavit (Illinois Housing Development Authority Form MF-6A) are not true, complete and correct; or the Borrower fails to abide by the agreements contained in the Buyer's Affidavit; or (iii) if the Lender or the Illinois Housing Development Authority and any statement contained in said Affidavit to be untrue. The Borrower understands that the agreements and statements of fact contained in the Affidavit of Buyer are necessary conditions for the granting of the loan.

Proprietary
 Cook County Clerk's Office

Patrick W. Davis
 Notary Public



My Commission expires:

Given under my hand and official seal, this 27 day of MARCH, 1991

signed and delivered the said instrument as _____ free and voluntary

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____

personally known to me to be the same person(s) whose name(s) _____ is

do hereby certify that PAMELA A. LANDHEER, A SPINSTER

Patrick W. Davis, a Notary Public in and for said county and state.

STATE OF ILLINOIS, Cook County ss

 (Borrower)

PAMELA A. LANDHEER, A SPINSTER
 (Borrower)

IN WITNESS WHEREOF, Borrower has executed this Mortgage.
Pamela A. Landheer

3952603

2/11/91
2/11/91

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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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (for the purposes of the Mortgage) are hereinafter referred to as the "Property".

(State and Zip Code)

ILLINOIS 60656

(herein "Property Address"):

(City)

CHICAGO

(Street)

844 W. WILSON #406

which has the address of

39522603

Property of Cook County Clerk's Office

39522603

NOTIFIED

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to

interest, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 1, 2021

note dated MARCH 27, 1991 (herein "Note"), providing for monthly installments of principal and

Dollars, which indebtedness is evidenced by Borrower's

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY FOUR THOUSAND SIX HUNDRED AND

(herein "Lender"),

MILWAUKEE, WI 53203, whose address is 744 N. FOURTH STREET

UNIVERSAL MORTGAGE CORPORATION an association organized and existing

(herein "Borrower"), and the Mortgage,

between the Mortgage,

PAMELA A. LAMM, A SPINSTER

THIS MORTGAGE is made this 27TH day of MARCH 1991

(Address)

211 S. WHEATON (Attn) SUITE 405 WHEATON, IL 60187

UNIVERSAL MORTGAGE CORPORATION

This instrument was prepared by:

ILLINOIS HOUSING DEVELOPMENT AUTHORITY SINGLE FAMILY MORTGAGE PURCHASE PROGRAM II 1990 Series E and F MORTGAGE

Form M-P-8 Revised 12/80

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IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Pamela A. Landherr
PAMELA A. LANDHERR, A SPINSTER — Borrower

— Borrower

STATE OF ILLINOIS, COOK County as:

I, PATRICK W. O'BRIEN, a Notary Public in and for said county and state,

do hereby certify that PAMELA A. LANDHERR, A SPINSTER

personally known to me to be the same person(s) whose name(s) IS

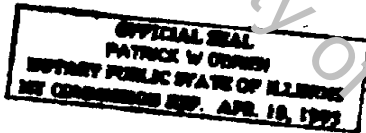
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that SHE

he SHE signed and delivered the said instrument as IS SHE free and voluntary

act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of MARCH, 1991

My Commission expires:



Patrick W. O'Brien
Notary Public

ADDENDUM. The rights and obligations of the parties to this Mortgage and the Note which is secured by the Mortgage are expressly made subject to the Addendum. In the event of any conflict between the provisions of this Addendum and the provisions of the Mortgage or the Note, the provisions of this Addendum shall control. The Borrower agrees that the Lender or its assignee may, at any time without prior notice, accelerate all payments due under the Mortgage and Note and exercise any other remedy allowed by law for breach of the Mortgage or Note if (i) the Borrower sells, rents or falls to occupy the property described in the Mortgage as his or her permanent and primary residency; or (ii) the statements made by Borrower in the Buyer's Affidavit (Illinois Housing Development Authority Form MP-6A) are not true, complete and correct; or the Borrower fails to abide by the agreements contained in the Buyer's Affidavit; or (iii) if the Lender or the Illinois Housing Development Authority finds any statement contained in said Affidavit to be untrue.

The Borrower understands that the agreements and statements of fact contained in the Affidavit of Buyer are necessary conditions for the granting of the loan.

NOTICE TO BORROWER: THE PROVISIONS OF THIS ADDENDUM SUBSTANTIALLY MODIFY THE TERMS OF THE LOAN. DO NOT SIGN THE NOTE OR THIS MORTGAGE UNLESS YOU READ AND UNDERSTAND THESE PROVISIONS.

ATTORNEY'S TITLE
GLAZIER & PARR, INC.
29 S. LEXINGTON FLOOR
CHICAGO, IL 60603

3952603

A.T.G.F. DAVIS

Deliver duplicate Trust
Address
1991 MAR 2
CAROL MOSELEY BRADEN
REGISTRAR OF TITLES
Deliver to
Promotee
Address
Submitting by

3952603

2/19/1991

IN DUPLICATE

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9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, 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 Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds 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 such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

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

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, and any entity designated by Lender, its successors or assigns to service this Mortgage, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. Uniform Mortgage; Governing Law; Severability. This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. Transfer of the Property. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, or (c) a transfer by operation of law upon the death of a joint tenant, Lender may, at Lender's option, declare all sums secured by this Mortgage to be immediately due and payable.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 thereof.

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

18. Acceleration; Remedies. Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to institute 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 breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, and at any time prior to the expiration of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

21. Future Advances. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note.

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

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8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection and also a copy of the report of the inspection to the Borrower.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Borrower secures the Mortgage, Lender agrees to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and consent documents, if a condominium or planned unit development, as well as the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

5. Hazard Insurance. Borrower shall keep the improvement now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

4. Charges; Taxes. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attach in a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof, or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof; Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this mortgage, provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which Lender may initiate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any future Advances.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest and interest on the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attach in priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds, if the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender, if under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and the interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any future Advances secured by this Mortgage.

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