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INDIANA HIP-HSA Supp. Doc., Form 014-2707 3/85

Mortgagor and Mortgagee covenant and agree as follows: 1. PAYMENT OF CONTRACT. Mortgagor shall promptly pay when due the indebtedness evidenced by the Contract, and late charges as provided in the Contract. 2. INSURANCE. Mortgagor shall keep all improvements on said land, now or hereafter erected, constantly insured for the benefit of the Mortgagee against loss by fire, windstorm and such other casualties and contingencies, in such manner and in such companies and for such amounts, not exceeding that amount necessary to pay the sum secured by this Mortgage, and as may be satisfactory to the Mortgagee. Mortgagor shall purchase such insurance, pay all premiums therefor, and shall deliver to Mortgagee such policies along with evidence of premium payments as long as the Contract secured hereby remains unpaid. If Mortgagor fails to purchase such insurance, pay the premiums therefor or deliver saids policies along with evidence of payment of premiums thereon, then Mortgagee, at its option, may purchase such insurance. Such amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable upon demand by Mortgagor to Mortgagee. 3. TAXES, ASSESSMENTS, CHARGES. Mortgagor shall pay all taxes, assessments and charges as may be lawfully levied against the Property within thirty (30) days after the same shall become due. In the event that Mortgagor fails to pay all taxes, assessments and charges as herein required; then Mortgagee, at its option, may pay the same and the amounts paid shall be added to the Contract secured by this Mortgage, and shall be due and payable by Mortgagor to Mortgagee upon demand of Mortgagee. 4. PRESERVATION AND MAINTENANCE OF PROPERTY. Mortgagor shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property. Upon the failure of the Mortgagor to so maintain the Property, the Mortgagoe may, at its option, enter the property and cause reasonable maintenance work to be performed. Any amounts paid by Mortgagoe shall be added to the Contract secured by this Mortgage, and shall be due and payable by Mortgagor to Mortgagoe upon demand of Mortgagoe. 5. WARRANTIES. Mortgagor covenants with Mortgagee that he is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all incumbrances and that he will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions: 6. WAIVER. The Mortgagor waives and relinquishes all rights and benefits under the valuation and appraisement laws of any state. 7. PRIOR LIENS. Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate shall constitute default 8. TRANSFER OF THE PROPERTY: DUE ON SALE. If the Mortgagor sells or transfers all or part of the Property or any rights in the Property, any person to whom the Mortgagor sells or transfers the Property may take over all of the Mortgagor's rights and obligations under this Mortgage (known as an "assumption of the Mortgago") if certain conditions are met. Those conditions are: (A) Mortgagor gives Mortgagee notice of sale or transfer, (B) Mortgagee agrees that the person qualifies under its then usual credit criteria; (C) The person agrees to pay, interest on the amount owed to Mortgagee under the Contract and under this Mortgage at whatever lawful? rate Mortgagee requires; and:
(D) The person signs an assumption agreement that is acceptable to Mortgagee and that obligates the person to keep all of the promises; and agreements made in the Contract and in this Mortgage. If the Mortgagor sells or transfers the Property and the conditions in A, B; C and D of this section are not satisfied, Mortgagee may require immediate payment in full of the Contract: foreclose the Mortgage, and seek any other remedy allowed by the law. However, Mortgagee willinots have the right to require immediate payment initiall or any other legal remedy as a result of certain transfers. Those transfers are:

(i) the creation of liens or other claims against the Property that are injector to this Mortgage, such as other mortgages, materialman's liens, etc;

(ii) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to buy these appliances in order to protect that person against possible losses;

(iii) a transfer of the Property to surviving the owners, following the death of a column, when the transfer is automatic according to leave and law: and (iv)) leasing the Property, for a term of three (8) years acless, as long as the lease coes you the lude an option to buy, (iv) leasing the Property for a term of three (2) years of less, as long as the lease does not include an option to buy.

9) ACCELERATION: REMEDIES: Upon Mortgagor's preach of any covenant or agreement of Mortgagor in this Mortgage; including the covenants to pay when due any sums secured by this Mortgage prior to acceleration shall mail notice to Mortgagor, of the default. If the breach is not cured onto the forest the date specified in the notice Mortgage at Mortgage'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 Mortgages shall be eighted 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, all of which shall be additional sums secured by this Mortgage shall be entitled to have a receiver appointed by a court to enter upon take possession of and manage the Property and to collect all rentstof the Property, and to collect all rentstof the Property and collection of rents, including, but not limited to receiver shall be applied first to payment of the management of the Property and collection of rents, including, but not limited to receiver's lees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums, secured by this Mortgage. The receiver shall be lable to account only for those rents actually, received. ៅើ. ASSIGNMENT This Mortgage may be assigned by the Mortgagee without consent of the Mortgagor. INWITNESS WHEREOF, Mortgagors have executed this mortgage on the day Mortgagör Witness Merliine Campbelil' Mortgagor Mortgagor ł<mark>acknowledgment</mark>iby individual Illinois ·Cook ISTATE OF INDICANNA! COUNTY OF . Robert and Merline Before menthe undersigned, a notary public in and for said county and state; personally appeared and acknowledged the execution of the foregoing mortgage. Campbell INWITNESS WHEREOFIL have hereunto subscribed my name and affixed my official seal this Commission Find Seal Commission Public State of Illi Notary/Public My Commission Expires Nov. 29, 1991 CANAGE TRANSFER AND ASSIGNMENT DuPage; __County MANAMAX Illi inoils For value received the undersigned Mortgagee hereby transfers, assigns and conveys unto ____(Chrysler First Financi all right*title; interest, powers and options in, to and under the within:Real Estate Mongage from Services Corporation. 35 in rig Campbell and Merline Campbell House of Vinyl LTD Robert well as the indebtedness secured thereby. unto In witness whereof the undersigned ha_S: hereunto set: day hand and seal, this 19.90 November-Signed, sealed and delivered in the presente of L SEAL JUDY MACKOWIAK HOTARY PUBLIC STATE CF.ILLINOIS Witness: MY COMMISSION EXR. CCT 23,1994 Branch Manager **Notary** CHRYS CORNIN # 1911 ino is COMMISSION Expires:
SENVICES CORPORATION DuPage Notary Public 999 Oakmont Plaza Drive Suite 150

This instrument was prepared by 999 Oakmont Files 03559-0265 (708) 323-5300