

Together with all buildings, appurtenances and improvements thereon situate or which may hereafter be erected or placed thereon, including fixtures of whatever kind and nature, screens, shades, curtain rods, awnings and storm sash, and all other articles now provided for tenant use, and all right, title and interest of Mortgagor in and to all streets, boulevards, avenues or other public thoroughfares in front of and adjoining the above described premises, including all easements, licenses and rights-of-way thereunto attached or belonging, and also all the right, title and interest of Mortgagor in and to all strips and gores of land adjacent to said premises.

TO HAVE AND TO HOLD THE SAME, with all the easements, rights, privileges and appurtenances aforesaid thereunto belonging unto Mortgagee and to his heirs and assigns forever.

WHEREAS, Mortgagor covenants and agrees that at the delivery hereof he is the lawful owner of the premises hereinabove granted and is seized of a good and indefeasible estate of inheritance therein, free and

clear of all encumbrance, and that he will warrant and defend the title thereto forever against the claims and demands of all persons whomsoever.

WHEREAS, Mortgagor, being justly indebted to Mortgagee has concurrently herewith executed and delivered to Mortgagee his certain negotiable promissory note for value received payable to Mortgagee at the office of Harris Trust and Savings Bank, 115 West Monroe Street, Chicago, Illinois, or at such other place or places as may hereafter be designated in writing from time to time by the holder thereof, as follows, to wit:

One note in the principal sum of TEN THOUSAND AND NO/100 (\$10,000.00) -  
- DOLLARS, with interest from August 24, 1953 on unpaid  
principal at the rate of 4 1/2% per annum, payable as follows:

Payments of Eleven Hundred Twenty-eight Dollars (\$1,128.00), including interest and principal, are to be made semi-annually after date, with balance, if any, due five (5) years after date.

#### MORTGAGOR COVENANTS AND AGREES AS FOLLOWS, to wit:

1. That he will pay said Note as herein and in said Note provided.
2. That he will forthwith pay all taxes, assessments and public charges, general and special, now existing against said premises, the improvements thereon and appurtenances thereto, and pay before delinquent all taxes, assessments and public charges, general and special, hereafter levied or assessed thereon, including all taxes or assessments levied or assessed against the indebtedness hereby secured or against this Mortgage or against the interest of the owner or holder of said Note secured hereby.
3. That he will keep the improvements now or hereafter on said premises and the personal property conveyed hereby insured against all casualties which may be required by Mortgagee in companies and amounts satisfactory to Mortgagee during the existence of the debt hereby secured, and will keep all such policies of insurance constantly assigned, pledged and delivered to Mortgagee with the premiums thereon fully paid; and for further securing the payment thereof, hereby confers upon Mortgagee full power to settle and compromise all losses covered by said insurance together with the right to demand, receive and receipt for all moneys payable thereunder, the same to apply toward the payment of said Note, unless otherwise paid; and in the event of foreclosure hereunder, all right, title and interest of Mortgagor in and to said insurance policies shall pass to the purchaser at said foreclosure sale.