

APPLICATION FOR INSURANCE OF ACCOUNTS

Monmouth Homestead and Loan Association

Monmouth, Illinois

APPLICATION FOR INSURANCE OF ACCOUNTS

(Form for State-chartered Applicant)

Date: Monmouth Illinois
(City) (State)

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION,
WASHINGTON, D. C.

The undersigned hereby applies for the insurance of its accounts as provided in Title IV of the National Housing Act, as amended, and understands and agrees:

- (1) It will be advised whether or not its application for insurance is approved without further examination.
- (2) If further examination and/or appraisal be required, it will be permitted to withdraw this application without incurring further expense than the cost of analysis of this application.
- (3) If further examination and/or appraisal be required by the Corporation and is requested by the applicant, it will be conducted by the Corporation at the expense of the applicant. If the applicant is not audited in a manner and by auditors satisfactory to the Corporation, the examination will include an audit.
- (4) Applicant will pay the cost, as computed by the Corporation, of any examination made by the Corporation of applicant, including office analysis, audit or appraisals made in connection with such examination, overhead, per diem and travel expenses.
- (5) After such further examination it will be notified whether its accounts will be insured, and, if insurance is approved, upon what conditions.

In consideration of the granting of insurance the undersigned agrees:

- (1) To permit and pay the cost of such examination as in the judgment of the Corporation may from time to time be necessary for its protection and the protection of other insured institutions, as provided in the Rules and Regulations for Insurance of Accounts.
- (2) To permit the Corporation to have access to any information or report with respect to any examination made by any regulatory authority and to furnish any additional information with respect thereto as the Corporation may require, and to furnish such additional information and make such reports relating to the undersigned as the Corporation may prescribe in the Rules and Regulations for Insurance of Accounts.
- (3) To pay the premium charges for insurance as provided in Title IV of the National Housing Act, as amended.
- (4) To pay an admission fee based upon the reserve fund of the Corporation, which, in the judgment of the Corporation, is an equitable contribution as provided in Title IV of the National Housing Act, as amended.
- (5) During the period that the insurance is in force, it will not make any loans beyond 50 miles from its principal office except as provided in Section 403(b) of the National Housing Act, as amended, and with the approval of, and pursuant to regulations of, the Corporation.
- (6) It will not, after it becomes an insured institution, issue securities which guarantee a definite return, whether earned or not, or which have a definite maturity, except with the specific approval and pursuant to regulations of the Corporation, or issue any securities the form of which has not been approved by the Corporation.

- (7) It will not carry on any sales plans or practices, or any advertising, in violation of the Rules and Regulations for Insurance of Accounts.
- (8) It will accept as final and conclusive the Corporation's determination of:
 - (a) The total amount of all accounts of the insured members and investors of the institutions insured by the Corporation, plus any creditor obligations of such institutions.
 - (b) The total amount of all insured accounts and creditor obligations of all insured institutions.
 - (c) The total amount of all insured accounts of the undersigned.
- (9) It will provide adequate reserves satisfactory to the Corporation in accordance with the Rules and Regulations for Insurance of Accounts before paying dividends to its insured members.
- (10) It will amend its by-laws to require the following notices which the undersigned agrees to cause to be given:
 - (a) At least thirty days before taking any action to terminate its insurance, it will cause to be mailed to each of its insured members at his last known address, as recorded on the books of the insured institution, a statement of its intention to consider the termination of such insurance, and of the time and place of the meeting at which action on such consideration is contemplated.
 - (b) In case such meeting votes to terminate its insurance, it will within ten days thereafter mail to each of its insured members at his last known address, as recorded on the books of the insured institution, a copy of its notice to the Corporation.
- (11) In case the undersigned violates its agreement to give such notices to its investors, the Corporation shall have the right to give such notices and to take such other action as it deems appropriate.
- (12) It will comply with all valid rules and regulations made by Federal Savings and Loan Insurance Corporation for the insurance of accounts and as the same may be from time to time amended.

The undersigned certify to the correctness of the information submitted in support of this application.

MONMOUTH HOMESTEAD AND LOAN ASSOCIATION

Applicant

By.....

Ralph Graham

President

ATTEST:

B. White

Seal

Secretary

I certify that I am the duly elected, qualified and acting secretary of the above applicant and that at a regular meeting of its board of directors or special meeting thereof called for that purpose, a quorum being present, a resolution was passed by it and recorded in its minutes as follows:

"Be it resolved that this institution apply to the Federal Savings and Loan Insurance Corporation for the Insurance of its accounts as provided in Title IV of the National Housing Act, as amended.

"Be it further resolved that the president and secretary be authorized and directed to execute application as prescribed by Federal Savings and Loan Insurance Corporation and any other papers and documents required in connection therewith; to secure and continue in force such insurance."

I further certify that pursuant to said resolution, the foregoing application for the insurance of accounts of this association was duly and formally executed and that the information required by the Corporation is attached or accompanies the same, marked as stated, and identified by my initials in my own handwriting and that said information is correct.

W. J. White
Secretary

HOME LOAN BANK BOARD

DISTRICT NO. _____

FORM I
(REVISED)

REPORT OF

MONMOUTH HOMESTEAD AND LOAN ASSOCIATION
(Name of Institution)

51 Public Square
(Street and Number)

Monmouth, Illinois
(City and State)

AS AT THE CLOSE OF BUSINESS

May 31, 1952

- A. Location of branches **None**
- B. Number of agencies **None**
- C. Name and title of manager **Wendell F. Whiteman**
Date of incorporation **1882** Plan of Association
- Business hours **daily 9 to 5; Saturday 9 to 12**
- D. Community

(a) Population of city	10,000	Population of community served	22,000
(b) Other associations:		<u>NUMBER</u>	<u>ASSETS</u>
Federal Branch - Fidelity		1	\$ 10,000,000.00
Insured state Federal of		-	
Uninsured Galesburg		-	
Total		1	\$ 10,000,000.00
- (c) Banks: Number **3** Assets **\$ 10,000,000.00**
- (d) Brief economic history

(e) Current business conditions

STATEMENT OF CONDITION

Name of institution: MONMOUTH HOMESTEAD AND LOAN ASSOCIATION

ASSETS	DATE OF					
	EXAMINATION		LAST TWO ANNUAL STATEMENTS			
	1952		1951		1950	
	MONTH	DAY	MONTH	DAY	MONTH	DAY
	May	31	May	31	May	31
1-a First mortgage direct reduction loans	\$	1,848,869.03		1752153.18	%	1774780.86
1-b First mortgage share account sinking fund loans						
1-c First mortgage straight loans						
1-d Accrued interest receivable on first mortgage loans (unless included above)						
1-e Advances for taxes, insurance, etc., on first mortgage loans (unless included above)						
2-a Second mortgage loans						
2-b Accrued interest receivable on second mortgage loans						
2-c Advances for taxes, insurance, etc., on second mortgage loans						
3-a Loans secured by shares of this association		21978.76		19716.56		20337.73
3-b Loans on deposit accounts and certificates of investment						
3-c Accrued interest receivable on items 3-a and 3-b (unless included in 3-a and 3-b)						
4-a Loans on all other security						
4-b Unsecured loans						
4-c Accrued interest receivable on items 4-a and 4-b						
5-a Real estate sold on contract						
5-b Accrued interest receivable on real estate sold on contract (unless included in 5-a)						
5-c Advances for taxes, insurance, etc., on real estate sold on contract (unless included in 5-a)						
6 - Real estate owned						
7 - Real estate equitably owned (in dummy holder)						
8 - Real estate in judgment and subject to redemption						
9-a Stock in Federal Home Loan Bank		33500.00		33000.00		15800.00
9-b Federal Home Loan Bank Bonds						
9-c U. S. Government obligations		272435.00		270207.50		193250.00
9-d Other investment securities						
10 - Accrued interest receivable on investments		1478.65		1478.64		677.08
11 - Cash on hand and in banks		114522.01		130456.35		187451.31
12 - Office building - less depreciation		38250.00		12000.00		13000.00
13 - Furniture, fixtures, and equipment - less depreciation		1.00		1.00		1.00
14 - Deferred charges						
15 - Other assets						
16 - Current expenses						
17 -						
18 -						
19 - TOTAL ASSETS	\$	2331034.45		2219013.73		2205,297.98

STATEMENT OF CONDITION (Concluded)

CAPITAL AND LIABILITIES	DATE OF EXAMINATION LAST TWO ANNUAL STATEMENTS					
	19 52		19 51		19 50	
	MONTH	DAY	MONTH	DAY	MONTH	DAY
	May	31	May	31	May	31
20 - Repurchasable or free shares						
x - Installment share dues credited - less delinquent dues (if carried)	\$512350.63		\$487744.32		\$489,082.40	
Add dividends (unless included in 20-x)						
a - Net free installment shares						
b - Optional shares (payments and dividends)	1059272.31		989571.13		939888.44	
c - Prepaid shares						
d - Full-paid shares	362600.00		394060.00		447110.00	
e - Matured shares						
f -						
g -						
Total repurchasable or free shares (20)	1934222.94		1871375.45		1876080.84	
21 - Mortgage pledged shares - less delinquent dues (if carried)						
Add dividends						
Net mortgage pledged shares (21)			*		*	
22 - Deposits, investment certificates (by classes)						
a -						
b -						
c -						
d -						
23 - Interest accrued on item 22						
24 - Advances from Federal Home Loan Bank						
25 - Borrowed money						
a - From banks and other associations						
b - From others						
26 - Mortgage on real estate owned						
27 - Interest accrued on items 24, 25, 26						
28 - Dividends declared and unpaid	4524.60		3937.25		4465.65	
29 - Taxes accrued and unpaid on real estate owned						
30 - Accounts payable	218.16		349.03		1310.19	
31 - Loans in process	35902.23		8882.12		13386.17	
32-a Advance payments by borrowers for taxes and insurance (if carried separately)	3552.98		3740.85		3900.78	
32-b Unapplied mortgage credits						
33 - Other liabilities						
34 - Permanent, reserve or guaranty stock						
35 - Deferred credits to future operations						
a - For unearned profit on real estate sold						
b - For income collected in advance	144.00		163.41		103.96	
c -						
36 - Specific reserves						
a - For uncollected interest	754.15		585.78		628.70	
b - For junior liens						
c - For redemption loss on U.S. Govt. obligations	5000.00		5000.00		1235.00	
37 - General reserves						
a - Legal reserve general	84,000.00		77000.00		66000.00	
b - Federal insurance reserve (if insured)						
c - For contingencies	146000.00		138000.00		132000.00	
d - Real estate reserve						
e - For F.H.A. and G.I. loans	52000.00		50000.00		47000.00	
38 - Bonus on shares						
39 - Undivided profits	64715.39		59979.34		59186.69	
40 - Reserve for estimated dividend requirements						
41 - Current earnings						
42 - TOTAL CAPITAL AND LIABILITIES	\$ 2331034.45		\$ 2219013.23		\$ 2205297.98	

*If readily available

STATEMENT OF OPERATIONS

Name of institution: MONMOUTH HOMESTEAD AND LOAN ASSOCIATION

	CURRENT PERIOD		LAST TWO ANNUAL STATEMENTS	
	FROM	TO	19	19
	June 1	May 31	51	50
			MONTH	MONTH
			DAY	DAY
			May	May
			31	31
I. GROSS OPERATING INCOME				
1. Interest				
a. On mortgage loans - ordinary cash collections	\$ 85967.80	\$ 84894.32	\$ 83408.32	
b. On mortgage loans - all other				
c. On loans on shares, pass books and certificates	1052.88	968.50	764.34	
d. On real estate sold on contract				
e. On investment and bank deposits	6002.51	5234.16	4107.50	
f. Other				
2. Premium or commission on loans (current installments and amortizations only)				
3. Appraisal fees, legal fees and initial service charges				
4. Other fees and fines				
5. Net income or loss from real estate owned (black or red)				
6. Gross income from office building	2500.12	2453.98	2778.38	
7. Dividends				
a. On stock in Federal Home Loan Bank	663.59	397.05	231.30	
b. Other dividends				
8. Miscellaneous operating income	113.25	34.14	40.53	
9. Gross Operating Income	96300.15	93,982.15	91330.37	
II. LESS OPERATING EXPENSES				
10-a. Compensation to directors, officers, employees, etc.	15756.94	15281.00	12642.48	
10-b. Collection expense (agents, etc.)				
11. Legal services - retainer, traveling expenses and special services	150.50	127.60	364.50	
12. Expense accounts of directors, officers and employees	115.50	57.75	55.66	
13. Rent, light, heat, etc.				
14. Repairs, taxes, maintenance, and depreciation of office building	1622.16	2424.17	1746.57	
15. Furniture, fixtures and equipment, including depreciation				
16. Advertising	575.34	774.68	741.64	
17. Stationery, printing and office supplies	592.51	413.87	732.18	
18. Telegraph, telephone, postage and express	431.38	387.53	357.44	
19. Insurance and bond premiums	930.39	113.31	82.70	
20. Federal insurance premium (if insured)				
21. Audit	735.80	676.25	598.50	
22. Supervising examinations and assessments	308.75	260.00	352.50	
23. Organization dues	263.29	231.32	225.75	
24. Other operating expense	600.34	788.37	1268.16	
25. Total Operating Expense	22082.90	21535.85	19168.08	
III. NET OPERATING INCOME BEFORE INTEREST AND OTHER CHARGES	74217.25	72446.30	72162.29	
IV. LESS INTEREST CHARGES				
26. On deposits, investment certificates, etc.				
27. On advances from Federal Home Loan Bank				
28. Borrowed money				
29. Total Interest				
V. NET OPERATING INCOME	74217.25	72446.30	72162.29	

STATEMENT OF OPERATIONS (Concluded)

	CURRENT PERIOD		LAST TWO ANNUAL STATEMENTS	
	FROM	TO	FROM	TO
	June 1 19 51	May 31 19 52	June 1 19 51	May 31 19 50
	MONTH	DAY	MONTH	DAY
	May	31	May	31
VI. ADD NON-OPERATING INCOME				
30. Dividends retained on repurchases and withdrawals	\$ 661.55	\$ 310.40	\$ 129.76	
31. Profit on sale of real estate				
32. Profit on sale of investments		8.12		
33. Other non-operating income				
34. Total Non-operating Income	661.55	318.52	129.76	
VII. NET INCOME AFTER INTEREST AND BEFORE CHARGES	74878.80	72764.82	72292.05	
VIII. LESS NON-OPERATING CHARGES (do not use lines herein for items charged directly to reserves)				
35. Foreclosure costs and back taxes on real estate acquired				
36. Loss on sale of real estate				
37. Loss on sale of investments			575.00	
38. Other non-operating charges				
39. Total Non-operating Charges			575.00	
IX. NET INCOME FOR PERIOD	\$ 74878.80	\$ 72764.82	\$ 71717.05	

RECONCILEMENT OF UNDIVIDED PROFITS

	CURRENT PERIOD		LAST TWO ANNUAL PERIODS	
	FROM	TO	FROM	TO
	June 1 19 51	May 31 19 52	June 1 19 51	May 31 19 50
	MONTH	DAY	MONTH	DAY
	May	31	May	31
1. Balance at beginning of period	\$ 59979.34	\$ 59186.69	\$ 59302.22	
2. Add: (a) Net income for period (Item IX, Exhibit B)	74878.80	72764.82	71717.05	
(b) Other additions or adjustments				
3. Totals of items 1 and 2	134858.14	131951.51	131019.27	
4. Deduct: (a) Additions to reserves				
(1) For bonus on shares				
(2) Legal reserve -Gen.	7000.00	11000.00	11000.00	
(3) Federal insurance reserve				
(4) For contingencies	8000.00	6000.00	6000.00	
(5) Real estate reserve				
(6) FHA and GI loans	2000.00	3000.00	7000.00	
(7)				
(8)				
(9)				
(10)				
(b) Dividends	51117.30	47056.22	45919.20	
(c) Other deductions				
Redemp. loss on U.S. Govt. obligations		3765.00	520.00	
Off. bldg. depr'n	2000.00	1000.00	1250.00	
Write-down on F & F	25.45	150.95	141.78	
Adj. for Soc. Sec. Taxes			1.60	
5. Total deductions	70142.75	71972.17	71832.58	
6. Balance at end of the period (Line 39, Exhibit A)	\$ 64715.39	\$ 59979.34	\$ 59186.69	

RECONCILEMENT OF RESERVES

Exhibit D

	CURRENT PERIOD		LAST TWO ANNUAL PERIODS			
	FROM	TO	19 51		19 50	
	MONTH	DAY	MONTH	DAY	MONTH	DAY
	June 1	19 51	May	31	May	31
	May 31	19 52				
1. Balance at the beginning of the period	\$	265000.00	\$	245000.00	\$	221000.00
2. Additions (a) From undivided profits						
(b) <u>General</u>		7000.00		11000.00		11000.00
(c) <u>For contingencies</u>		8000.00		6000.00		6000.00
(d) <u>For FHA and GI loans</u>		2000.00		3000.00		7000.00
3. Totals of items 1 and 2		282000.00		265000.00		245000.00
4. Deductions (a) Loss on sale of real estate						
(b) Loss on sale of investments						
(c)						
(d)						
(e)						
5. Total deductions						
6. Balance at end of the period (Line 37 a-e, Exhibit A)	\$	282000.00	\$	265000.00	\$	245000.00

Schedule 1

OTHER ASSETS

DESCRIPTION	AMOUNT
_____	\$ _____
_____	_____
_____	_____
Total (Item 15, Exhibit A)	\$ <u>NONE</u>

Schedule 2

BORROWED MONEY

TO WHOM OWED	AMOUNT	RATE	DUE DATE	COLLATERAL	
				DESCRIPTION	AMOUNT
_____	\$ _____	____%	_____	_____	\$ _____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Total (Item 25 (a and b), Exhibit A)	\$ <u>NONE</u>				

Schedule 3

OTHER LIABILITIES

DESCRIPTION	AMOUNT
_____	\$ _____
_____	_____
_____	_____
Total (Item 33, Exhibit A)	\$ <u>NONE</u>

LOAN INFORMATION

(If institution holds both the first and second mortgage on the same property, both should be included as a first mortgage.)

	<u>NUMBER LOANS</u>	<u>UNPAID BALANCE**</u>
A. <u>First Mortgage Direct Reduction Loans</u> *		
1. (a) 1 family dwelling	<u>592</u>	<u>1,598,743.03</u>
(b) 2 to 4 family dwellings	<u>31</u>	<u>111,977.73</u>
(c) Joint home and business	<u>10</u>	<u>47,648.10</u>
2. Apartments - 5 family and over	<u>1</u>	<u>2,982.50</u>
3. Business property	<u>12</u>	<u>87,517.67</u>
4. Farms	<u>none</u>	_____
5. Unimproved	<u>none</u>	_____
Total (Line 1-a, Exhibit A)	<u>646</u>	<u>1,848,869.03</u>
* Includes: F.H.A. Loans	<u>65</u>	<u>196,774.64</u>
V.A. Loans	<u>59</u>	<u>229,533.64</u>

** "Unpaid balance" of the mortgage debt means the original principal amount of the mortgage plus any charges, including delinquent interest, and advances for taxes, assessments, and insurance, and minus any credits to the mortgage, including the value of mortgage loan shares.

B. Other Loans

1. First mortgage share accounting sinking fund loans (Line 1-b, Exhibit A)	<u>NONE</u>	_____
2. First mortgage straight loans (Line 1-c, Exhibit A)	<u>NONE</u>	_____
3. Second mortgage loans (Line 2-a, Exhibit A) (If first mortgage is not held by association)	<u>NONE</u>	_____

C. Multiple Loans

(Give the information requested below on all borrowers now having more than five (5) loans and all sellers or transferors who have sold the association more than five (5) loans now carried on its books. If any officer or director is related to or connected in any manner with such individuals, partnerships, or corporations, give name of each officer or director.)

NAME (INDICATE BORROWER (b), SELLER (s), TRANSFEROR (t))	NUMBER LOANS	ORI- GINAL AMOUNT	UNPAID PRINCI- PAL	DELIN- QUENT INTEREST	ADVANCES FOR TAXES, INS., ETC.	OCCUPATION AND BUSINESS OF BOR- ROWER, SELLER, OR TRANSFEROR
<u>NONE</u>	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

D. New Loans Made During the Past Year (Exclude reformed or recast loans)

<u>TYPE</u>	<u>NUMBER</u>	<u>AMOUNT</u>
F.H.A. loans	<u>NONE</u>	<u>NONE</u>
V.A. loans	<u>7</u>	<u>52,300.00</u>
Purchase money loans	<u>NONE</u>	<u>NONE</u>
Other new loans	<u>93</u>	<u>382,040.00</u>
Total	<u>100</u>	<u>434,340.00</u>

E. Outstanding Loans by Interest Rates (Average interest rate _____ %)

AMOUNT OF LOANS	INTEREST RATE
<u>562.52</u>	<u>7</u>
<u>64,575.78</u>	<u>6</u>
<u>2,049.06</u>	<u>5 1/2</u>
<u>1,261,691.26</u>	<u>5</u>
<u>277,333.85</u>	<u>4 1/2</u>
<u>242,656.56</u>	<u>4</u>

F. Lending Policies

1. Give the percentage the institution lends on appraised value of property.
Average risks 66 2/3 % Maximum 80 %
2. By whom are loan applications approved? Committee of 3 directors - and subsequently by whole board
By whom are appraisals made? Committee of 3 directors
3. Are loans made on property located over fifty miles from the association's office? If so, explain. No
4. List initial charges in connection with the making of a loan.
 - a. Cost of title examination 15.00
 - b. Appraisal None except GI & FHA
 - c. Credit reports 1.25 where re-quired
 - d. Survey not generally
 - e. Closing loan Recording approx. \$6.10
 - f. Drawing papers none
 - g. Other _____

OFFICE AND MANAGEMENT

1. Does associator have a ground floor office? **yes** Is it an independent office? **yes** If not, give the following information:
 - (a) Name and nature of other business.
 - (b) Is space occupied by association entirely separate from that of joint occupants? If not, can a complete separation of space occupied by association be arranged?
 - (c) Is the separate identity of the association as a financial institution from other joint occupants clearly discernible to the public?
 - (d) Is the office well located and attractive to the general public? **yes** If not, what changes are contemplated?
 - (e) What is the arrangement as to division of expenses between association and joint occupants?
2. Does association have full-time executive management? **yes** If not, give the following information:
 - (a) In what other business, or businesses, is the management engaged? **Secretary Whiteman conducts an insurance business after office hours.**
 - (b) Where is such other business, or businesses, located? **Same building but occupies no office space.**
 - (c) What is the approximate division of time between, or among, the different activities? **100% to building and loan**
 - (d) Do the other employees of the association devote full time to its affairs? **yes** If not, explain and give basis of compensation for each.
 - (e) Is each employee handling cash transactions provided with separate cash drawer? **No - only have three employees**

SLOW MORTGAGE LOANS

Include the totals of the following:

1. All loans in foreclosure.

No. NONE Orig. Amt. \$ _____ Present Bal. (Inc. Int., Taxes, etc.) \$ _____

2. Loans less than one year old and contractually delinquent three months or over.

No. NONE Orig. Amt. \$ _____ Present Bal. \$ _____ Delinquency \$ _____

3. Loans more than one but less than two years old and contractually delinquent six months or over.

No. NONE Orig. Amt. \$ _____ Present Bal. \$ _____ Delinquency \$ _____

4. All loans over twelve months contractually delinquent where less than ten months' payments were made during the preceding twelve months, unless the total debt is less than 50% of the original amount, and provided interest, taxes, and insurance are current.

No. NONE Orig. Amt. \$ _____ Present Bal. \$ _____ Delinquency \$ _____

5. Loans on which advances have been made and inadequate repayment has been made.

No. NONE Orig. Amt. \$ _____ Advances \$ _____ Present Bal. \$ _____

6. Loans delinquent as to taxes for more than two years.

No. NONE Amt. \$ _____ Delinquent Taxes \$ _____ Yrs. _____

7. Purchase money loans, the total debt of which is over 80% of the sale price.

No. NONE Orig. Amt. \$ _____ Present Bal. \$ _____

8. All loans to officers, directors and employees that are delinquent regardless of period.

No. NONE Amt. \$ _____ Delinquency \$ _____

OFFICE BUILDING

Asset value before depreciation	\$ 48,250.00	
Less - Allowance for depreciation	<u>10,000.00</u>	\$ 38,250.00
Book Value (line 12, Exhibit A)		<u>64,000.00</u>
Appraised Value		<u>NONE</u>
Delinquent Taxes \$ <u>NONE</u> Incumbrances		
Cost of Occupancy:		
___% annual depreciation	\$ 2,000.00	
Repairs, taxes and maintenance	<u>1,622.16</u>	\$ 3,622.16
Total Cost		<u>2,500.12</u>
Total income from other than association		<u>1,122.04</u>
Net occupancy cost		

SAVINGS INFORMATION

1. Interest and/or Dividend Rates

(List rates for past two years, using annual basis)

TYPE OF SHARES OR DEPOSITS	6 MONTHS ENDED		6 MONTHS ENDED	
	5-31 19 52	11-30 51	5-31 19 51	11-30 19 50
a. <u>Paid-up</u>	<u>2.5</u>	<u>2</u>	<u>2</u>	<u>2</u>
b. <u>Optional</u>	<u>2.5</u>	<u>2</u>	<u>2</u>	<u>2</u>
c. _____	_____	_____	_____	_____
d. <u>Serial</u>	<u>4.5</u>	<u>4.5</u>	<u>4.5</u>	<u>4.5</u>
e. _____	_____	_____	_____	_____
f. _____	_____	_____	_____	_____
g. _____	_____	_____	_____	_____

2. New Investments and Withdrawals

	YEAR (LAST 2 YEARS)	NEW INVESTMENT	WITHDRAWALS
a. <u>May 31, 1951</u>		<u>362,396.34</u>	<u>367,101.73</u>
b. <u>May 31, 1952</u>		<u>351,051.97</u>	<u>288,204.48</u>

3. Describe the Fees, if any, Charged for Opening Accounts and for Withdrawals

None - for either service

4. Accounts Over and Under \$5,000

	NUMBER	TOTAL OF SUCH ACCOUNTS
a. Members' accounts with aggregate balances of \$5,000 or less	<u>1,417</u>	<u>1,257,695.16</u>
b. Members' accounts with aggregate balances of over \$5,000 <u>but not over 10,000.00</u>	<u>67</u>	<u>465,608.51</u>
<u>Members' accts. over 10,000.00</u>	<u>12</u>	<u>210,919.27</u>
Total (Items 20, 21 and 22 of Exhibit A)	<u>1,496</u>	<u>1,934,222.94</u>

SUPPLEMENTARY INFORMATION
REGARDING OFFICERS AND DIRECTORS

NAME	TITLE	OCCUPATION	TENURE OF OFFICE IN ASSOCIATION	AMOUNT OF INVESTMENT
<u>Ralph Graham</u>	<u>president</u>	<u>physician</u>	<u>over 35 years</u>	<u>14,601.28</u>
<u>L.T. Hall</u>	<u>vice-pres.</u>	<u>merchant</u>	<u>over 25 years</u>	<u>15,452.77</u>
<u>James C. Foster</u>	<u>treasurer D</u>	<u>merchant</u>	<u>over 8 years</u>	<u>4,258.69</u>
<u>W.F. Whiteman</u>	<u>secretary D</u>	<u>Savgs. & Loan</u>	<u>over 10 years</u>	<u>5,470.64</u>
<u>Alma D. Pendarvis</u>	<u>asst. secy.</u>	<u>Savgs. & Loan</u>	<u>over 9 years</u>	<u>6,520.37</u>
<u>J.E. Zimmer</u>	<u>director</u>	<u>Commercial Bank</u>	<u>over 4 years</u>	<u>4,048.80</u>
<u>W.J. McAllister</u>	<u>"</u>	<u>securities</u>	<u>over 8 years</u>	<u>2,626.78</u>
<u>H.R. Beveridge</u>	<u>"</u>	<u>college dean</u>	<u>4 years</u>	<u>555.50</u>
<u>H.C. Lightare</u>	<u>"</u>	<u>retired</u>	<u>25 years</u>	<u>400.85</u>
<u>J.S. Diffenbaugh</u>	<u>"</u>	<u>retired</u>	<u>16 years</u>	<u>22,346.80</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

What, if any, kinship exists between directors, officers and employees?

NONE

MISCELLANEOUS INFORMATION

1. Date charter expires. **Perpetual**
2. Give the total capital stock authorized in charter and amendments thereto.
One hundred thousand shares of one hundred dollars each
3. Has the association ever merged, consolidated, or reorganized? If so, explain.
NO
4. Give names of all subsidiaries or affiliated companies. **NONE**
5. If affiliated with operating or holding company, attach copy of contract and financial statement of affiliate with full details attached hereto.
6. (a) Is association periodically audited by certified public accountants or other examiners independent of supervising authorities? How often is such audit made and by whom? **Annually by C.P.A. - and annually by state authorities**
(b) Are copies of report available? **yes**
(c) Does the audit require the appraisal of property owned by the association? **yes**
If so, are independent appraisers used? **no**
7. Is the association operating under any restrictions? If so, explain fully. **no**
8. Does the association employ salesmen or a fiscal agent to sell shares? If so, explain fully as to basis and rate of compensation. **no**
9. List other savings and loan associations in the community with the approximate total assets of each. Explain briefly the loan plans and rates of each; also dividend rates. **No other chartered in the city - a Galesburg, Illinois association (Fidelity Federal) has office in the city in conjunction with a fire insurance agency - loan plans appear to be identical - dividend rates on out of town association reported to be 2 1/2%.**
10. List any other competitive home financing institutions in the community. Explain briefly the loan plans and rates of each. **Occasionally a life insurance company closes a loan - plan not known - Commercial banks occasionally close a loan.**

AFFIDAVIT OF PRESIDENT OR SECRETARY

State of Illinois)
County of Warren) SS

I, W.F. Whitman, ~~President~~ Secretary of Monmouth Homestead and Loan Ass'n
of Monmouth Ill., do solemnly swear that,

to the best of my knowledge and belief, the books of said association correctly reflect the true financial condition thereof; that said association has no undisclosed assets nor any undisclosed liabilities either real or contingent that are not recorded therein; that all notes, mortgages, or other instruments supporting the assets recorded on the association's books are in full force and effect and that the signatures appearing thereon are genuine; and that there are no undisclosed commitments, no pending suits, nor unsatisfied judgments against the association, except as follows:

W.F. Whitman
~~President~~ - Secretary

Subscribed and sworn to this

4th day of August, 1955

Kelen E. Van Zui, Notary Public in and for Warren County, Illinois.

My commission expires June 26, 1956.



I, Wendell Whiteman, Secretary of the Monmouth
Homestead and Loan Association, do hereby certify
that the attached exhibits are true and exact copies
of the documents and correspondence specified in this
application.


Secretary

EXHIBIT "1"

Copies of the articles of incorporation of the Monmouth Homestead and Loan Association were submitted to the Federal Home Loan Bank of Chicago with the association's application for membership in the bank.

EXHIBIT "2"

New uniform by-laws were adopted by the shareholders on June 18, 1952. A copy thereof is attached hereto as Exhibit "2.1".

EXHIBIT "2.1"

(See forms attached)

Copy of By-laws

BY-LAWS

OF

Monmouth Homestead and Loan Association

Located at Monmouth, Illinois.

SECTION I.—Shareholders' Meetings.

1. The annual meeting of the shareholders shall be held at the office of the association, or such other place as the directors may designate, on the third Wednesday of June at the hour of 2:30 p.m. Notice of said meeting shall be given at least ten days prior thereto by newspaper publication in the county in which the association has its principal place of business. Members may be represented in person or by proxy, and each share in force and so represented shall be entitled to one vote on each question submitted. Unless otherwise required by law, thirty-three and one-third ($33\frac{1}{3}$) per cent of the shares in force shall constitute a quorum.
2. Special meetings of the shareholders shall be called by the secretary by mailing to each member at his last recorded address a written or printed notice of such meeting, stating the time, place and purpose thereof, at least ten days before the date fixed for said meeting, upon the order of the Board of Directors, or upon request in writing signed by not less than one-fourth of the shareholders in number. No business shall be considered at such special meeting except that specified in the notice. Any shareholders' meeting may by majority vote of the shareholders attending be adjourned to a later date.
3. No meeting shall be held outside of the county in which the association's office is located. Robert's Rules of Order shall apply as to procedure in conducting shareholders' meetings.

SECTION II.—Directors.

1. The corporate powers of the association shall be exercised by a board of seven directors, all of whom shall be bona fide shareholders and residents of the State of Illinois, and who shall be elected at each annual shareholders' meeting by the members; provided, however, that whenever the number of directors consists of nine or more, they shall be divided into three classes, the term of office of _____ directors expiring at the next annual meeting; the term of office of _____ directors expiring at the annual meeting one year thereafter; and the term of office of _____ directors expiring at the annual meeting two years thereafter. In such event at each annual election the number of directors equal to the number whose terms expire on the day of such election shall be elected for a term of three years. Vacancies in the office of directors or unexpired terms may be filled at any annual meeting or at a special meeting called for that purpose.
2. Within thirty days after the annual election of directors, the directors shall meet for the purpose of electing the association's officers. The time and place of such annual meeting shall be fixed by a majority of the Board, and at least three days' notice shall be given to each director of the time and place so fixed. Provided, however, any director may waive such notice either by signing and delivering a waiver or by personally attending such meeting.
3. Regular meetings of the directors shall be held on the third Wednesday of each month at the association's place of business or at such other place and at such hour as the directors may determine by resolution.
4. Special meetings of the directors may be called by the president and the secretary, and shall be called by either upon request in writing signed by four directors. Twenty-four hours' notice shall be given to each director of the time, place and purpose of such meeting. A meeting may be held on shorter notice if all members of the Board consent. No business shall be considered at a special meeting except that specified in the call.
5. Any directors' meeting may by a majority vote of the directors attending be adjourned to a later date. No meeting shall be held outside of the county in which the association's office is located. At all meetings a majority of the Board shall constitute a quorum. Except when all directors present vote unanimously on a question submitted to them, a record shall be made in the association's minute book showing the vote of each director upon such question.
6. The directors are charged with the general management of the association, and shall have and exercise all powers given by the statutes of the State of Illinois now or hereafter enacted, including the power to borrow in such amounts and for such period or periods of time as is not prohibited by statute.
7. The directors shall appoint all committees, standing or special, as may be deemed necessary to carry out the corporate powers of the association, and shall provide for the filling of vacancies on such committees.
8. The directors shall elect the association's officers at the annual meeting of the Board and provide for the appointment of employees, personnel, and independent contractors as may be needed, fixing all fees and salaries.

9. At any meeting of the directors they may suspend or remove for cause any officer, appointee, or employee of the association, and fill all vacancies.

SECTION III.—Officers.

1. The officers of the association shall consist of a president, a vice-president, a secretary, a treasurer and one additional active vice-presidents, who shall have such powers and duties as may be assigned to them by law or these by-laws; provided however, that any one person may be elected and serve as secretary and treasurer, or secretary-treasurer. In addition to the foregoing officers, there may be elected an assistant secretary and an assistant treasurer, or an assistant secretary and treasurer, whose duties shall be to assist the principal secretary or treasurer or secretary and treasurer, as the case may be; and in the absence of such principal officers or in case of their inability to act such assistants shall be vested with all of the powers and duties of their respective principals. Any one of such officers may be designated in paragraph six of this section to act as the executive officer of the association. All officers shall hold office until their successors are duly elected and qualified. The directors may appoint an attorney, or attorneys, to represent the association. In no case shall any officer, director, employee, or agent purchase shares or share accounts, directly or indirectly at less than the withdrawal value thereof.

2. **PRESIDENT**—The president shall preside at all meetings of the shareholders, boards and committees of which he is a member, and take an active part in the discharge of the duties and business of each. He shall advise and assist all officers of the association in the discharge of their duties.

With the secretary he shall sign all documents and instruments in writing required by the directors or authorized by them to be executed in behalf of the association. Acting jointly with the secretary, he may release or partially release mortgages upon the repayment in full or partial payment of loans.

3. **VICE-PRESIDENT**—The seniority of the vice-presidents shall be determined by the order in which they are elected and they shall preside at meetings and serve in the absence of the president according to such rank. They shall perform the duties of the president in case of his absence or inability to act, and assist the president and executive officer in the discharge of their duties as the board of directors may determine. The board may designate additional duties to be performed by the vice-presidents.

4. **SECRETARY**—The secretary shall keep the minutes of the meetings of the shareholders and of the board of directors; be custodian of the seal of the corporation and see that the seal is affixed to all documents the execution of which requires the same; keep a record of the names and addresses of the officers and directors, including any changes thereof, and notify the Auditor of Public Accounts of any such change as provided by law; and in general perform all duties incident to the office of secretary.

5. **TREASURER**—The treasurer with the approval of the board of directors shall designate the bank or banks to be used as depositories for the funds of the association. He shall exercise all duties incident to the office of treasurer and such additional duties as may be assigned to him by the board of directors.

6. **EXECUTIVE OFFICER**—The Secretary shall be the executive officer of the association.
(Secretary, President, or Other Officer)

In addition to his other powers and duties he shall be responsible for the following: keeping the books and accounts; receiving and safekeeping of all monies, securities, and other property of the association; accounting for all receipts, fees and charges of every character for services in behalf of the association to any member or prospective member; recording conveyances to the association, mortgages and other papers required to be recorded; such action from time to time as may be necessary to keep insured the interests of the association in any property; protection of the interests of the association in all tax or special assessment sales, forfeitures or foreclosures; reports of the financial condition of the association at the annual meeting of the shareholders and meetings of the directors; filing annual and such other reports with the Auditor of Public Accounts as may be required by law, including the publication thereof, causing notices for annual and special meetings in accordance with these by-laws and legal requirements to be given; and keeping records of any transactions that directors, officers, employees, or agents may have in connection with the association's shares or other property, it being incumbent upon them to report same to him.

SECTION IV.—Members.

1. All investors and borrowers who are authorized by law to subscribe for and invest in the shares of this association or to borrow from it may become members. The Board of Directors may require a membership fee not exceeding Twenty-five Cents (25c) per share, to be paid at the time of issuance of the shares subscribed for—such fee to be fixed by resolution and to be applied to such type or types of shares as may be designated while the resolution remains in force and effect. Provided, however, no membership fee shall be charged on shares issued to the Government of the United States or the State of Illinois, or to any corporate instrumentality of the United States or the State of Illinois. The making of any payment shall be prima facie evidence of subscription.

2. Each member shall be issued a certificate signed by the proper officers and under the seal of the association, the wording, form and type of which shall be approved by the Auditor of Public Accounts. Such certificates may be transferred by assignment upon the books of the association upon the payment of a transfer

fee of not to exceed Twenty-five Cents (25c) for each share so transferred, subject to such rules and regulations pertaining to assignment of shares as may be prescribed by the directors.

SECTION V.—Shares.

1. Permanent Plan Installment Shares shall be issued when required.

Class D, dues \$ 1.00, minimum, per share per month.

Class _____, dues \$ _____, minimum, per share per month.

Such shares shall not be limited as to participation in the profits or dividends.

Prepaid shares shall be issued on the Permanent Plan when required. They shall be classified according to single payment to be paid as follows:

Class Pr, a single payment of 75.00 Dollars.

Such shares (shall) ~~(shall not)~~ be limited as to participation in the profits or dividends.

Class _____, a single payment of _____ Dollars.

Such shares (shall) (shall not) be limited as to participation in the profits or dividends.

2. Optional Payment Plan Shares shall be issued when required.

Class OS, Minimum initial payment of \$ 1.00

to be paid upon issuance and upon which subsequent dues or installment payments shall be made in such amounts and at such times as owner thereof may elect. Such shares (shall) ~~(shall not)~~ be limited as to participation in the profits or dividends, which shall be merged with the dues payments at each profit apportionment date. Shares shall automatically be issued or cancelled upon increased investment or withdrawal so that the number of shares in such share accounts shall at all times be equal to one share for each investment of \$75, plus an additional share for any fraction thereof.

3. Paid-up Shares. (Class P)

Paid-up shares shall be issued when required. The subscriber for such shares shall upon issuance make the single payment of One Hundred Dollars (\$100.00) for each share, and the profit or dividend apportioned thereto shall be paid in cash after each apportionment when funds are made available by the directors. Provided, however, all profits or dividends apportioned to such shares while same are listed for withdrawal shall be credited to the shares, payment of which shall not be made in cash until the shares are retired by payment as provided by law, or until the application to withdraw has been rescinded in writing. Such shares (shall) ~~(shall not)~~ be limited as to participation in the profits or dividends.

4. Shares may be issued on the serial plan.

A series starting the first day of each fiscal year and quarterly thereafter.

Class _____, dues \$ _____, per share per month.

Class _____, dues \$ _____, per share per month.

Class _____, dues \$ _____, per share per month.

Such shares shall not be limited as to participation in the profits or dividends.

Prepaid shares may be issued on the serial plan, a series starting the first day of each fiscal year and quarterly thereafter, as follows:

Class _____, a single payment of _____ Dollars.

Such shares (shall) (shall not) be limited as to participation in the profits or dividends.

5. Membership Certificates for Borrowers.

Membership certificates shall be issued to borrowing members in such form and with such voting rights as may now or hereafter be provided by law and directors' resolutions in conformity therewith.

6. Other Shares.

The directors are hereby authorized to issue any and all other types of shares or membership certificates as are now or may hereafter be authorized by the law governing the operations of this association, provided, that such law does not require the by-laws to state specifically terms and conditions, classes, amounts, and time of payments on such shares, or qualifications for the issuing of membership certificates.

7. Limitations.

The directors may limit the aggregate dues payments or investments acceptable either in total aggregate amount or in the amount of the periodical installments permitted to be made.

SECTION VI.—Loans and Investments.

1. The funds of the association shall be loaned to members at such rate or rates of interest or interest and premium as the directors may fix from time to time—the offering of money for bids in open meeting being hereby dispensed with. The premium, if any, may be payable in one installment in advance or at an annual rate in accordance with a plan determined by the directors. Repayments on loans shall be upon such plan or

plans as may be authorized by the directors; and loans shall be secured as the directors may deem sufficient to safeguard the association and in conformity with the law; the directors may take into consideration any guarantee or guarantees as may be provided by state or federal agencies. Notes, mortgages and other papers to be signed by borrowing members shall contain such provisions and be so worded as the directors may deem necessary for the adequate protection and convenience of the association.

2. No loan shall be made to a member while such member is acting as a director, officer or employee of the association, except upon real estate occupied by such director, officer or employee as a homestead, or upon free shares in the association pledged as security for repayment of same, unless such loan shall have first been approved in writing by all of the directors.

3. Funds of the association in the treasury in excess of the demands of members may be invested in the classes or types of securities and to the extent now or hereafter authorized by the laws of the State of Illinois.

SECTION VII.—Retirement of Shares.

VOLUNTARY RETIREMENT.

1. The subscribing for share accounts upon the installment and prepaid plans provided for in these by-laws shall evidence an intention on the part of the subscriber thereof to continue the plan until the matured value of such shares has been reached as determined by the directors. The directors shall endeavor to have funds available to retire shares promptly at maturity. The association may retire unmatured shares, paid-up shares, optional payment plan shares, and any other investment shares as may be issued under these by-laws in accordance with the provisions of this section and subject to the laws of the State of Illinois and the directors' resolutions in conformity therewith.

2. Applications for withdrawal of share accumulations may be made by shareholders on such form or forms as the directors may provide and with such notice as they may from time to time by resolution require. Such withdrawals shall be paid in the order of filing from funds made available by the directors. The directors may in their discretion appropriate such proportion of the receipts as are provided by law for the payment of voluntary withdrawals and maturities and may create separate lists for such payments. Whenever the funds available for paying maturing shares or for voluntary withdrawal of accumulations are not sufficient to meet the demands of maturing shares and voluntary withdrawals and if the directors have created separate lists for such payments, they may further provide that no withdrawal by any one member shall exceed one thousand dollars (\$1000.00) or such smaller amount as may be determined by resolution ahead of other pending applications for withdrawals, and they may further provide that withdrawals not exceeding ~~one~~ ^{TWO} hundred dollars (\$200.00) within each calendar month may be paid to members upon application by such members regardless of the order of application, provided that all legal requirements are fulfilled.

3. Shares or certificates issued in connection with loans being repaid under the direct monthly reduction plan shall be retired as is provided by law.

4. Irrespective of any of the provisions on this section, the directors may by resolution at any time and without notice to the owner, retire, cancel or forfeit shares upon which a loan is predicated where such loan is secured by real estate and is subject to foreclosure. Nor shall any of the provisions in this section preclude the retirement, cancellation or forfeiture of shares upon which a real estate loan is predicated, where the loan is being repaid or other adjustments are being made, as provided by law. Shares pledged as the sole security for a loan shall be subject to the same retirement regulations as apply to shares not pledged.

ENFORCED RETIREMENT.

5. If at any time there are surplus funds in the treasury in excess of the demands of members, the directors may, under rules made by them in conformity with law, retire shares by enforced withdrawal. The retiring of shares in such manner shall be termed "Enforced Retirement". Upon enforced retirement of shares a member shall be entitled to receive the value of his shares as determined by law.

6. Unpledged installment shares upon which no payment has been made for a space of six months may be deemed "inactive". Should the association have no unpaid maturities nor unpaid requests for withdrawal, the directors may by resolution retire such inactive shares by cancellation, in which event the owner shall be entitled to receive their enforced retirement value.

7. Shares shall not be retired by enforced retirement or by cancellation, as hereinabove provided for, unless written notice of such intention shall have been mailed by the secretary to the member at his last recorded address at least ten days prior to such retirement. Funds available for retirement shall be held without interest and without dividends or profits until called for by the person or persons entitled thereto. Provided, however, where shares deemed inactive are retired by cancellation and the owner neglects, fails, or refuses to call for and accept payment within twenty days after the retirement date specified in said notice, the directors may issue in lieu of such shares other shares of such type or class provided for in these by-laws as may be determined by the directors.

SECTION VIII.—Apportionment of Profits.

1. The fiscal year of the association shall end on May 31. Profits and losses shall be apportioned semi-annually as of November 30 and May 31 of each year.
2. After allocations to reserves within the limits prescribed by law, the directors shall determine and declare a dividend, and pay or credit same in accordance with the types or classes of shares outstanding, and any residue remaining thereafter may within the limits of law be transferred to the undivided profits account.

SECTION IX.—Seal.

1. The seal of the association shall be a disc with words "Monmouth Homestead and Loan Association" in the margin, and "Incorporated 1882" in the center, and shall be in the custody of the secretary.

SECTION X.—Amendments.

1. These by-laws may be amended by a majority vote of the shares in force—at any annual meeting of the shareholders, or at any special meeting of the shareholders, notice of which shall have been given by depositing in the post office properly addressed to each member at least ten days before the time fixed, a written or printed notice, stating the object, time and place of such meeting.

SECTION XI.—Repeal.

1. All present and existing by-laws of this association are hereby expressly repealed and superseded by these by-laws.

CERTIFICATE OF ADOPTION.

We, the undersigned, president and secretary of Monmouth Homestead and Loan Association, Monmouth, Illinois, do hereby certify that at an annual meeting of the shareholders of said association held on the eighteenth day of June, 19 52, the foregoing by-laws were adopted.

We further certify that due notice of such meeting was given by mail properly addressed to each shareholder at least ten days before the time fixed, stating the object, time and place of the meeting, in accordance with the by-laws and that 27595 shares, representing a majority of the 50773 shares in force at the date of said meeting voted for the adoption of said by-laws.

Witness our hands and seal of said association this eighteenth day of June, 19 52.

Ralph F. Gahoe
PRESIDENT.

W. H. ...
SECRETARY.



EXHIBIT "3"

Stock certificates for all types of stock outstanding are presented in the following exhibits:

- 3.1 Installment shares
- 3.2 Installment shares
- 3.3 Permanent installment shares
- 3.4 Optional payment shares
- 3.5 Single payment stock
- 3.6 Paid-up shares
- 3.7 Direct reduction loan shares
- 3.8 Direct reduction loan shares

EXHIBIT "3.1"

Sample copy of certificate attached.

No. _____

copy

_____ Shares

MONMOUTH HOMESTEAD & LOAN ASSOCIATION

Authorized Capital Stock \$10,000,000. Shares Each \$100.00

of Monmouth, Illinois

*Discontinued June 1949
LHW*

This is to Certify That _____

_____ is entitled to _____ Accumulating Shares,
Series _____, of the Capital Stock of the

MONMOUTH HOMESTEAD & LOAN ASSOCIATION

of Monmouth, Illinois, transferable only on the books of the
Association, in person or by attorney, in the presence of the
Secretary,
Monmouth, Illinois _____ 19____.

_____ President

_____ Secretary

3.1.

Note: This type of certificate was first issued
in December, 1939, and was discontinued
in June, 1949.

EXHIBIT "3.2"

Sample copy of certificate attached

SERIAL STOCK DISCONTINUED
MAY 31, 1952. CERTIFICATE OF INSTALLMENT SHARES
SHARES OUTSTANDING TOTAL 13975 of
SHARES..... **MONMOUTH HOMESTEAD and** ~~No 10858~~
LOAN ASSOCIATION
SERIES..... Monmouth, Illinois

THIS CERTIFIES THAT *Sample*, members of this
association, (is) (are) the owner (s) of Installment shares upon which
the initial payment of dues per share has been made.

THESE SHARES participate in the net earnings of the association as apportioned periodically as
the by-laws may provide. Dues payments are **FIFTY** cents
per share each month and shall continue until the total dues paid in and all profits so appor-
tioned aggregate the matured value of One Hundred Dollars per share.

SHARES represented by this certificate are subject to "Conditions" on reverse side hereof and
are transferable only on the books of the association by the holder in person or by attorney
upon surrender of this certificate, properly endorsed.

IN WITNESS WHEREOF, the association has caused this certificate to be signed by its duly
authorized officers this day of, A.D. 19.....

(SEAL) *[Signature]* Secretary *[Signature]* President

Note: This type of certificate was first issued
in December, 1949, and was discontinued
in May, 1952.

EXHIBIT "3.3"

Sample copy of certificate attached

Issued on Serial of 100 originally

now issued for Permanent stock

SHARES **CERTIFICATE OF INSTALLMENT SHARES** *No. ~~10000~~*
of
MONMOUTH HOMESTEAD and *No. ~~10000~~*
LOAN ASSOCIATION
Monmouth, Illinois

Specimen - In use since December 1949

THIS CERTIFIES THAT members of this association, (is) (are) the owner (s) of Installment shares upon which the initial payment of dues per share has been made.

THESE SHARES participate in the net earnings of the association as apportioned periodically as the by-laws may provide. Dues payments are cents per share each month and shall continue until the total dues paid in and all profits so apportioned aggregate the matured value of One Hundred Dollars per share.

SHARES represented by this certificate are subject to "Conditions" on reverse side hereof and are transferable only on the books of the association by the holder in person or by attorney upon surrender of this certificate, properly endorsed.

IN WITNESS WHEREOF, the association has caused this certificate to be signed by its duly authorized officers this day of A.D. 19.....

(SEAL)
Secretary President *DM*

3.3

Note: This type of certificate was first issued in June, 1952, and is still in use.

EXHIBIT "3.4"

Sample copy of certificate attached

CERTIFICATE OF OPTIONAL PAYMENT SHARES
—of—
Monmouth Homestead and Loan Association
Monmouth, Illinois. Number 1230

Shares _____
Class OS. _____

This Certifies that _____
Specimen - In use since
December 1944 _____ *W. J. ...*

member (s) of this association, (is) (are) the owner (s) of _____ Optional Payment shares upon which the initial payment of dues per share has been made.

The shares represented by this certificate participate in the net earnings of the association to the extent determinable by the directors in accordance with statutory provisions in effect at the time of apportionment, such earnings to be apportioned periodically as the by-laws may provide, subject to conditions and withdrawal provisions on the reverse side hereof. Dues payments on the shares shall be made in such amount or amounts and at such time or times as the owner may elect until the total dues paid in and all profits so apportioned aggregate the matured value of One Hundred Dollars per share.

Transferable only on the books of the association by the holder in person or by attorney upon surrender of this certificate, properly indorsed.

In Witness Whereof, the association has caused this certificate to be signed by its duly authorized officers

this _____ day of _____, A. D., 19_____

Secretary _____ President _____

3. 4

Note: This type of certificate was first issued in December, 1944, and is still in use. It is the only type of optional certificate ever issued.

EXHIBIT "3.5"

Sample copy of certificate attached

Original date of issue not determined.

CERTIFICATE

No. _____

SINGLE PAYMENT STOCK
For Value \$100.00 Per Share

THE

MONMOUTH MONSIEUR AND LOAN ASSOCIATION
MONMOUTH, ILLINOIS
Authorized Capital Stock \$5,000,000.00

Discontinued January 1950
WTH

This is to Certify, that _____

is the owner of _____ shares of Single Payment Stock of the MONMOUTH MONSIEUR AND LOAN ASSOCIATION, of MONMOUTH, ILLINOIS, on which payment of One Hundred Dollars a Share has been made.

This stock bears interest at the rate of Five per cent per annum, payable semi-annually on the _____ day of _____ and _____ until withdrawn or retired.

Issued subject to the stipulation on the back hereof. Transferable only on the books of the Association in person or by attorney in the presence of the secretary upon the surrender of this certificate.

Monmouth, Illinois,
This _____ day of _____ A.D. 19____

Secretary

President

PAID UP STOCK

This endorsement evidences agreement by the owners of this certificate to accept the earnings of the Association to the extent determinable under the by-laws and with statutory provisions in effect at the time the same were issued, and to be apportioned pro-rata as the same may provide.

30

Note: This type of certificate was discontinued in January, 1950. The original date of issue is not known.

EXHIBIT "3.7"

Sample copy of certificate attached

MINNAPOLIS
HOMESTEAD AND LOAN
ASSOCIATION

No. of Shares _____

*Copy
Discontinued
March - 1950
Wtr*

Number _____

DIRECT REDUCTION LOAN SHARES

THIS CERTIFICATE IS

*Original date
of issue not
determined.*

number(s) of this association, (has)(have) been issued _____ direct reduction loan shares evidenced by this certificate.

Direct reduction loan shares are issued to mortgagors whose loans are to be repaid by a direct monthly reduction of principal method, as provided for in an Act entitled "An Act in relation to Mutual Building, Loan and Homestead Associations", approved June 19, 1919, as amended. The shares do not participate in the profits of the association but the owners receive the benefits of home ownership through the application of all dues or installments paid to the direct reduction of the principal amount of the loan. The shares remain pledged to the association, and accordingly, the certificate is held by the association with the other loan papers, and as the loan is repaid the shares evidenced by same are automatically reduced in even shares as the said referred to Act provides.

Transferable only on the books of the association by the owners in person or by attorney, subject to the provisions of the laws of Illinois and the by-laws of the Association.

IN WITNESS WHEREOF, the Association has caused this certificate to be signed by its duly authorized officers this _____ day of _____, A.D. 19____.

MINNAPOLIS HOMESTEAD & LOAN ASSOCIATION

(ENCL)

27

Secretary

President

Note: This type of certificate was discontinued in March, 1950. The original date of issue is not known.

EXHIBIT "3.8"

Sample copy of certificate attached

MONMOUTH HOMESTEAD AND LOAN ASS'N.
Monmouth, Illinois

No. of Shares _____

DIRECT REDUCTION LOAN SHARES

Certificate No. _____

This certifies that _____ number(s) of this association, (has) (have) been issued _____ direct reduction loan shares evidenced by this certificate.

Direct reduction loan shares are issued to mortgagors whose loans are to be repaid by a direct monthly reduction of principal method, as provided for in an Act entitled "An Act in relation to Mutual Building, Loan and Homestead Associations", approved June 19, 1919, as amended. The shares do not participate in the profits of the association but the owners receive the benefits of membership through the application of all dues or installments paid to the direct reduction of the principal amount of the loan. The shares remain pledged to the association, and accordingly, the certificate is held by the association with the other loan papers, and as the loan is repaid the shares evidenced by same are automatically reduced in even shares as the said referred to Act provides.

Transferable only on the books of the association by the owners in person or by attorney, subject to the provisions of the laws of Illinois and the by-laws of the association.

IN WITNESS WHEREOF, the association has caused this certificate to be signed by its duly authorized officers this _____ day of _____, A. D. 19_____.

SEAL

MONMOUTH HOMESTEAD AND LOAN ASSOCIATION

Secretary.

President.

Specimen for use since March 1950
[Signature]

38

Note: This type of certificate was first issued in March, 1950, and is still in use.

EXHIBIT "4"

Copies of state supervisory examination report and letters of criticism and comment were submitted directly to you by the building and loan department of the Auditor of Public Accounts. The copy of the association's reply to the letter of criticism is submitted as Exhibit "4.1".

EXHIBIT "4.1"

(See letter attached)

EXHIBIT "5"

(See audit report attached)

September 8, 1952

Federal Home Loan Bank
105 West Monroe
Chicago, Illinois

Attention: Ralph Menard

Gentlemen:

In connection with the insurance of accounts of the Monmouth Homestead and Loan Association, and as per your request, we enclose to you herewith two interior and exterior photographs of the building owned by the association. We trust that they will be found satisfactory.

Very truly yours,

W. F. Whitman
Secretary

WF/mc

Enc. 4

STATEMENT OF ASSETS AND LIABILITIES

May 31

1952

ASSETS

LIABILITIES

EXHIBIT "6"

(See forms attached)

ASSETS			LIABILITIES		
First Mortgage Loans—D.R. Plan	4310		Accounts Payable—Unsettled Shares	435105	50
First Mortgage Loans—S.P. Plan			Accounts Payable—Optional Payment Shares	1032772	31
First Mortgage Loans—F.H.A. Plan	196738	72	Prepaid Shares		
First Mortgage Loans—G.I. Plan	328328	77	Paid-up Shares	382500	60
Accrued Interest, Premium, Fees	701	22	Matured Shares Awaiting Payment		
Advances Taxes, Insurance			Installments—Mortgage-pledged Shares		
Share Loans	21425	83	Profits Divided—Inv. Installment Shares	77194	13
Accrued Interest	33	92	—Optional Payment Shares		
Non-mortgage Loans—F.H.A. Plan			—Prepaid Shares		
Non-mortgage Loans—G.I. Plan			—Mtg. Pledged Shares		
Non-mortgage Loans—Prop. Impr.			Bonus on Shares		
Accrued Interest			Advances—Federal Home Loan Bank		
Real Estate Sold on Contract			Advances—Others		
Accrued Interest			Interest accrued on borrowed money		
Advances Taxes, Insurance			Dividends Payable—Paid-up Shares	2214	60
Real Estate Owned			Dividends—Matured Shares		
Real Estate in Judgment			Taxes accrued and unpaid—Real Estate Owned		
Stock—Federal Home Loan Bank	33800	00	Accounts Payable	218	16
U. S. Bonds—Investments	372433	00	Land in Process	35000	00
Insured Shares in other Assets			Share Advances—Taxes, Insurance	2022	00
Housing Projects			Unsettled Mortgage Credits		
Other Securities—Investments			Deferred		
Purchased First Mortgage Loans			Credits		
Purchased Real Estate Contracts			Reserve	144	00
Purchased Non-mortgage Loans			Reserve for Uncollected Interest, Penal Fees	784	12
Accrued Interest—Investments	1478	65	Reserve for Property Improvement Loans		
Cash on hand and in Banks	112588	91	Reserve for Real Estate—Specific		
Office Building	48250	00	Reserve for Redemption Loans—U. S. Bonds	5000	00
Furniture and Fixtures	1	00	Reserve for Office Bldg. Depreciation	10000	00
Deferred Charges			Reserve for Furniture and Fixtures Depreciation		
Bills Receivable			Reserve for Other Assets—Specific		
Accounts and Rents Receivable			Contingent Reserve	140000	00
TOTAL ASSETS	2,341,574	48	Federal Insurance Reserve		
			Special Reserve	54000	00
			Loans and Contracts Reserves—Unallocated	32000	00
			Real Estate Reserves—Unallocated		
			Undivided Profits	24711	24
			TOTAL LIABILITIES	2,341,084	46

State of Illinois,

County of Marion } ss.

H. H. Whitson Secretary of Marion County Savings and Loan Association, being first duly sworn, upon oath doth depose and testify that the foregoing statement of Assets and Liabilities and the accompanying statements of receipts and expenditures, are a true and correct statement and report of the business of said association for the fiscal year ended May 31, 1952, and that the same statements, schedules and tables shown on pages 2 and 3, are true and correct to the best of my knowledge and belief.

(Notary Seal)

Subscribed and sworn to before me this 4th day of August, 1952.

H. H. Whitson Secretary
Paul G. Van Arman Notary Public

It is so certified and attested in published statement.

We, the undersigned, shareholders but not officers of the Marion County Savings and Loan Association, hereby certify that we have examined and checked the foregoing statements, and attached statements and other information which on pages 1 to 3 appear herewith and that same are true and correct in all particulars, in the best of our knowledge and belief.

Dated at _____ this _____ day of _____, 1952.
It is so certified and attested in published statement.

We have examined the balance sheet of Marion County Savings and Loan Association as of _____, 1952, and Marion County Savings and Loan Association has assured that profits for the year then ended. Our examination was made in accordance with generally accepted auditing standards and we are fully satisfied with the results of our audit and other supporting evidence, partial confirmation of accounts by direct mail, and such other auditing procedures as we deemed necessary in the circumstances.

In our opinion, the accompanying balance sheet and related statements of income, reserves and undivided profits present fairly the financial position of the Marion County Savings and Loan Association for the year then ended, in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

Dated at Marion, Illinois this _____ day of _____, 1952.

Board of Directors

JAMES C. FOSTER	J. S. DIFFENBAUGH
W. J. McALLISTER	W. F. WHITEMAN
RALPH GRAHAM	HUGH BEVERIDGE
H. C. LIGHTNER	JOHN E. ZIMMER

Officers

RALPH GRAHAM	- -	PRESIDENT
JAMES C. FOSTER	- -	TREASURER
W. F. WHITEMAN	- -	SECRETARY
ALMA D. PENDARVIS	-	ASST. SECRETARY
HELEN VAN TINE	-	OFFICE SECRETARY

Member Of

FEDERAL HOME LOAN BANK—CHICAGO
ILLINOIS SAVINGS AND LOAN LEAGUE

APPROVED MORTGAGEE FEDERAL
HOUSING ADMINISTRATION

DIVIDENDS PAID CONTINUOUSLY
SINCE 1882.

140th Semi-Annual

*Financial
Statement*



*Monmouth Homestead &
Loan Association*

MAY 31, 1952



ORGANIZED 1882

EXHIBIT "8"

Each form, in present use, of borrower's obligation and mortgage is presented in the following exhibits:

- 8.1 Mortgage and note - conventional
- 8.2 Mortgage and note - F. H. A. insured
- 8.3 Mortgage and note - G. I. insured

EXHIBIT "8.1"

(See attached forms)

*Direct Reduction
Loans
Specimen
Wm*

OBLIGATION

For Value Received, the undersigned do hereby promise to pay to

Monmouth Homestead and Loan Association

a corporation located in the County of Warren and State of Illinois, its successors and assigns, at its offices
in the City of Monmouth or at such other place as it may designate,

the sum of One Thousand and no/100 - - - - - Dollars (\$1,000.00),

together with interest at the rate of five per centum per annum and premium

at the rate of none per centum per annum all due and payable in monthly payments

of Ten and no/100 - - - - - Dollars (\$10.00),

on or before the last day of each and every month hereafter, inclusive of the current month, until the whole of said indebtedness including interest or interest and premium shall have been paid, which payment shall be made as the monthly dues on the direct reduction loan shares owned by the undersigned in the association, in connection with which shares the loan evidenced by this obligation is made. The undersigned agree that said monthly dues on said shares shall be applied monthly to the unpaid balance of the loan, and that the interest or interest and premium for each month shall be added to the unpaid balance on the first day of such month at the rate of 1/12 of the annual rate and computed upon the unpaid balance due as of the last day of the preceding month.

The undersigned further agree that unless excused in writing by said association, they will from time to time subscribe and pay for installment shares issued by the association with monthly payments sufficient reasonably to anticipate the payment of taxes, special assessments, fire and windstorm insurance premiums, and any other items which shall accrue against or in connection with the mortgaged premises and agree to pay such items upon their respective due dates by sale to the association from time to time of such shares, or so much thereof as may be necessary. In lieu of such subscription to shares, said additional amount of monthly payments may, at the option of the association, be applied as dues on the monthly unpaid balances of the loan and the association shall then either pay to or for the undersigned the items hereinabove mentioned as they come due. All such advances made by the association for the undersigned shall be added to and become a part of the unpaid balance of the loan.

The undersigned agree that if default be made in the payment of any of the said installments of principal or of interest or interest and premium aforesaid, the principal sum above mentioned, or any balance that may appear to be unpaid thereon, together with all arrearages thereon, shall, at the option of the association thereupon become immediately due and payable, without notice, and shall be collectible immediately or at any time after such default, anything hereinbefore contained to the contrary notwithstanding, and that upon said default the association may at its option repurchase all of the shares of stock of the association which the undersigned now own or hold or which they may hereafter own or hold, and apply toward the payment of said principal and interest the proceeds of such repurchase and any other indebtedness of the association to the undersigned; and the undersigned do hereby irrevocably, constitute and appoint any attorney of any court of record as their attorney in fact, to transfer said share credits on the books of the association with full power of substitution in the premises. And the undersigned further agree that the direct reduction loan shares pledged as security for this obligation shall be automatically reduced in even shares as the loan is repaid.

To secure the payment of this obligation, the undersigned hereby authorize, irrevocably, any attorney of any court of record to appear for them, in such court, in term time or vacation, at any time hereafter, and confess a judgment jointly and severally without process, in favor of the association, for such amount as may be then due under the terms hereof, together with costs and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceeding, and consent to immediate execution on such judgment; hereby ratifying and confirming all that their said attorney may do by virtue hereof.

WITNESS our hands and seals at Monmouth, Illinois

the fourth day of July 1952

----- (SEAL)

----- (SEAL)

*for sure Reduction
Loans
Specimen
Wm*

MORTGAGE

This Indenture Witnesseth: That the undersigned,

John Doe, a bachelor

of the City of Monmouth County of Warren, State of Illinois, hereinafter referred to as the "Mortgagor," does hereby Mortgage and Warrant to

Monmouth Homestead and Loan Association

a corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mortgagee, the following real estate, situated in the County of Warren in the State of Illinois, to-wit:

Lot Six (6) in "Holiday Center", an addition to the City of Monmouth, situated in the City of Monmouth, County of Warren, and State of Illinois

Together with all the buildings and improvements now or hereafter erected thereon, including all gas and electric fixtures, plumbing apparatus, motors, boilers, furnaces, ranges, refrigerators, and all apparatus and fixtures of every kind, whether used for the purpose of supplying or distributing heat, refrigeration, light, water, air, power or otherwise, now in or which hereafter may be placed in any building or improvement now or hereafter upon said property, together with all the estate, right, title and interest of said Mortgagor in and to said property and the rents, issues, and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee, including all the rents, issues and profits now due or which may hereafter become due under or by virtue of any lease whether written or verbal, or any agreement for the use or occupancy of said property, or any part or parts thereof, which may have been heretofore, or may be hereafter, made or agreed to, or which may be made and agreed to by the Mortgagee under the power herein granted to it, it being the intention hereby to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, and such rents, issues and profits shall be applied first to the payment of all costs and expenses of acting under such assignment, and second to the payment of any indebtedness then due and secured hereby or incurred hereunder.

To have and to hold the said property, with said appurtenances, apparatus and fixtures, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

To Secure the payment of a certain indebtedness from the mortgagor to the mortgagee in the principal sum of One Thousand and no/100 - - - - - DOLLARS (\$1,000.00), together with interest thereon, all as provided by an obligation of even date herewith made by the mortgagor in favor of the mortgagee evidencing said indebtedness, said principal and interest being payable in monthly payments on or before the last day of each and every month hereafter, inclusive of the current month, until the said obligation, including interest, shall have been paid, and to secure the performance of the mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special assessments and other taxes levied or assessed upon said property or any part thereof and to promptly deliver the official receipts therefor to the Mortgagee upon demand; (2) To keep the improvements now or hereafter upon said premises insured against damage by fire, windstorm and such other hazards as the Mortgagee may require to be insured against, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause making them payable to the Mortgagee, and in case of foreclosure sale payable to the owner of the certificate of sale; In case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder; in such case, the Mortgagor covenants to sign, upon demand, all receipts, vouchers, and releases required of him to be signed by the insurance companies; (3) To commit or suffer no waste of such property, and to maintain the same in good condition and repair; To promptly pay all bills for such repairs and all other expenses incident to the ownership of said property in order that no lien of mechanics or materialmen shall attach to said property; and to suffer or permit no unlawful use of nor any nuisance to exist upon said property; Not to weaken, diminish or impair the value of said property or the security intended to be effected by virtue of this mortgage by any act or omission to act; To appear in and defend any proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs, expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in which it may be made a party defendant by reason of this mortgage; (4) Not to permit or suffer without the written permission or consent of the Mortgagee being first had and obtained any use of said property for a purpose other than that for which the same is now used; any alterations, additions to, demolition or removal of any of the improvements now or hereafter upon said property; a sale, assignment or transfer of any right, title or interest in and to said property or any portion thereof.

B. THE MORTGAGOR FURTHER COVENANTS:

(1) That in case of his failure to perform any of his covenants herein, the Mortgagee may do on his behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien of this mortgage; and that any moneys paid or disbursed by the Mortgagee, for any of the above purposes, shall be added to the unpaid balance of the aforesaid obligation as of the first day of the then current month, and become so much additional indebtedness secured by this mortgage; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing moneys in that behalf as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; that the Mortgagee shall not incur personal liability because of anything it may do or omit to do hereunder;

(2) That it is the intent hereof to secure payment of said obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the amount named in said obligation plus any amount or amounts that may be added to the mortgage indebtedness under the terms hereof;

(3) That if the Mortgagee so requires, the Mortgagor will carry a policy or policies of insurance upon his life in an amount equal from time to time to the amount of indebtedness hereby secured, making said Mortgagee beneficiary thereunder, and that the said Mortgagee may pay the premiums for such insurance (in the event the Mortgagor does not), and add each such payment to the unpaid balance of the loan, as of the first day of the then current month, and it shall become additional indebtedness secured by this mortgage;

(4) That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for payment of the debt secured hereby without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured;

(5) That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under said obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court, or if the Mortgagor abandon any of said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this mortgage;

(6) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may, at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the master's sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership; and upon foreclosure and sale of said premises there shall be first paid out of the proceeds of such sale a reasonable sum for attorneys' or solicitors' fees, and also all expenses of advertising, selling and conveying said premises, and all moneys advanced for insurance, taxes or other liens or assessments, outlays for documentary evidence, stenographer's charges, all court costs, master's fees, and cost of procuring or completing an abstract of title or guarantee policy or Torrens Certificate showing the whole title to said premises, and including the foreclosure decree and the Master's Certificate of Sale; then to pay the principal indebtedness whether due and payable by the terms hereof or not, and the interest due thereon up to the time of such sale, rendering the overplus, if any, unto the Mortgagor, and it shall not be the duty of the purchaser to see to the application of the purchase money; and in case of payment of said indebtedness, after the filing of any bill to foreclose this mortgage, and prior to the entry of a decree of sale, a reasonable sum for legal services rendered to the time of such payment shall be allowed as solicitors' fees, which, together with any sum paid for continuation of abstract, court costs, and stenographers' charges and expenses of such proceeding, shall be additional indebtedness hereby secured;

(7) That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith; That no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; That wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine, and the singular number, as used herein, shall include the plural; that all rights and obligations under this mortgage shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the Mortgagor and the Mortgagee.

In Witness Whereof, we have hereunto set our hands and seals, this fourth day of July A. D., 1952.

----- (SEAL) ----- (SEAL)
----- (SEAL) ----- (SEAL)

State of Illinois } I, XIG a Notary Public
County of Warren } ss. in and for said County, in the State aforesaid, DO HEREBY CER-

TIFY that John Doe, a bachelor

personally known to me to be the same person(s) whose name(s) (is) (~~are~~) subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this fourth day of July A. D., 1952.

----- My commission expires -----
----- Notary Public. -----

EXHIBIT "8.2"

(See attached form)

*Specimen
note set up
for*

MORTGAGE NOTE

\$1,000.00

Monmouth, Illinois.

June 23 - - - - , 19 52 .

FOR VALUE RECEIVED, The undersigned promise (s) to pay to the order of

MONMOUTH HOMESTEAD AND LOAN ASSOCIATION

the principal sum of **ONE THOUSAND AND NO/100** - - - - - Dollars
(\$1,000.00), with interest from date at the rate of **four & one fourth** per centum (**4 1/4%**) per annum
on the unpaid balance until paid; the said principal and interest to be payable in monthly installments as
follows: **Ten and No/100** - - - - -

Dollars (\$10.00) on the first day of
July, 19**52**, and a like sum on the first day of each and every month thereafter until this note
is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and
payable on the first day of **June**, 19**67**.

Both principal and interest shall be payable at the office of **Monmouth Homestead and Loan Association**
in **Monmouth, Illinois**, or at
such other place as may from time to time be designated in writing.

Upon default in the payment of any such installment of principal and interest for a period of thirty
(30) days after the due date thereof, the holder of this note may, at its option, and without notice, declare
all the unpaid principal and accrued interest of said note immediately due and payable. Failure to exercise
this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent
default.

Presentment, protest, and notice are hereby waived.

(Signature)

John Doe

(Signature)

(Address)

11111 South Duhiq Avenue Monmouth, IL

(Address)

(Signature)

(Signature)

(Address)

(Address)

THIS IS TO CERTIFY, That this is the note described in and secured by mortgage of even date herewith,
in the same principal amount as herein stated and secured on real estate situated in the **City** of
Monmouth, county of **Warren** and State of Illinois.

Dated **June 23** - - - - , 19**52**

XYZ

Notary Public.

*Specimen
FHA set up
with*

MORTGAGE

THIS INDENTURE, Made this **23rd** day of **June**, 19 **52**, between

John Doe, a bachelor

, Mortgagor, and

Monmouth Homestead and Loan Association - Monmouth, Illinois

a corporation organized and existing under the laws of **Illinois**,
Mortgagee.

WITNESSETH: That whereas the Mortgagor is justly indebted to the Mortgagee, as is evidenced by a certain promissory note bearing even date herewith, in the principal sum of

One Thousand and No/100 - - Dollars (**\$1,000.00**) payable with interest at the rate of **four and one fourth** per centum (**4 1/4 %**) per annum on the unpaid balance until paid, and made payable to the order of the Mortgagee at its office in **Monmouth, Illinois**, or at such other place as the holder may designate in writing, and delivered; the said principal and interest being payable in monthly installments of **Ten and No/100** - - - - - **10** Dollars (**\$10.00**) on the first day of **July**, 19 **52**, and a like sum on the first day of each and every month thereafter until the note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **June**, 19 **67**.

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of money and interest and the performance of the covenants and agreements herein contained, does by these presents MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following-described Real Estate situate, lying, and being in the county of **Warren** and the State of **Illinois**, to wit:

**Lot Six (6) in "Holiday Center" an addition to the City of Monmouth,
situated in the City of Monmouth, County of Warren and State of Illinois**

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any building now or hereafter standing on said land, and also all the estate, right, title, and interest of the said Mortgagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive.

AND SAID MORTGAGOR covenants and agrees:

To keep said premises in good repair, and not to do, or permit to be done, upon said premises, anything that may impair the value thereof, or of the security intended to be effected by virtue of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the Mortgagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the county, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, as may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lien or incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any part thereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

AND the said Mortgagor further covenants and agrees as follows:

That privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment; and provided further, that in the event the debt is paid in full prior to maturity and at that time it is insured under the provisions of the National Housing Act, he will pay to the Mortgagee an adjusted premium charge of one per centum (1%) of the original principal amount thereof, except that in no event shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if the mortgage had continued to be insured until maturity; such payment to be applied by the Mortgagee upon its obligation to the Federal Housing Commissioner on account of mortgage insurance.

That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

- (a) If this mortgage and the said note secured hereby are insured under the provisions of the National Housing Act and so long as they continue to be so insured, one-twelfth ($\frac{1}{12}$) of the annual mortgage insurance premium for the purpose of putting the Mortgagee in funds with which to discharge the said Mortgagee's obligation to the Federal Housing Commissioner for mortgage insurance premiums pursuant to the provisions of Title II of the National Housing Act, as amended, and Regulations thereunder. The Mortgagee shall, on the termination of its obligation to pay mortgage insurance premiums, credit to the account of the Mortgagor all payments made under the provisions of this subsection which the Mortgagee has not become obligated to pay to the Federal Housing Commissioner.
- (b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments.
- (c) All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:
 - I. premium charges under the contract of insurance with the Federal Housing Commissioner;
 - II. ground rents, if any, taxes, special assessments, fire, and other hazard insurance premiums;
 - III. interest on the note secured hereby; and
 - IV. amortization of the principal of the said note.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents (2¢) for each dollar (\$1) for each payment more than fifteen (15) days in arrears, to cover the extra expense involved in handling delinquent payments.

If the total of the payments made by the Mortgagor under subsection (b) of the preceding paragraph shall exceed the amount of payments actually made by the Mortgagee for ground rents, taxes, and assessments, or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagor. If, however, the monthly payments made by the Mortgagor under subsection (b) of the preceding paragraph shall not be sufficient to pay ground rents, taxes, and assessments, or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented

thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor all payments made under the provisions of subsection (a) of the preceding paragraph which the Mortgagee has not become obligated to pay to the Federal Housing Commissioner, and any balance remaining in the funds accumulated under the provisions of subsection (b) of the preceding paragraph. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under subsection (b) of the preceding paragraph as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under subsection (a) of the preceding paragraph.

AND AS ADDITIONAL SECURITY for the payment of the indebtedness aforesaid the Mortgagor does hereby assign to the Mortgagee all the rents, issues, and profits now due or which may hereafter become due for the use of the premises hereinabove described.

THAT HE WILL KEEP the improvements now existing or hereafter erected on the mortgaged property, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

THE MORTGAGOR FURTHER AGREES that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 30 days from the date hereof (written statement of any officer or authorized agent of the Federal Housing Administration dated subsequent to the 30 days time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

IN THE EVENT of default in making any monthly payment provided for herein and in the note secured hereby for a period of thirty (30) days after the due date thereof, or in case of a breach of any other covenant or agreement herein stipulated, then the whole of said principal sum remaining unpaid together with accrued interest thereon, shall, at the election of the Mortgagee, without notice, become immediately due and payable.

AND IN THE EVENT that the whole of said debt is declared to be due, the Mortgagee shall have the right immediately to foreclose this mortgage, and upon the filing of any bill for that purpose, the court in which such bill is filed may at any time thereafter, either before or after sale, and without notice to the said Mortgagor, or any party claiming under said Mortgagor, and without regard to the solvency or insolvency at the time of such application for a receiver, of the person or persons liable for the payment of the indebtedness secured hereby, and without regard to the value of said premises or whether the same shall then be occupied by the owner of the equity of redemption, as a homestead, appoint a receiver for the benefit of the Mortgagee, with power to collect the rents, issues, and profits of the said premises during the pendency of such foreclosure suit and, in case of sale and a deficiency, during the full fifteen months' statutory period of redemption, and such rents, issues, and profits when collected may be applied toward the payment of the indebtedness, costs, taxes, insurance, and other items necessary for the protection and preservation of the property.

AND IN CASE OF FORECLOSURE of this mortgage by said Mortgagee in any court of law or equity, a reasonable sum shall be allowed for the solicitor's fees of the complainant, not to exceed in any case five per centum (5%) of the amount of the principal indebtedness found to be due, and for stenographers' fees of the complainant in such proceeding, and also for all outlays for documentary evidence and the cost of a complete abstract of title for the purpose of such foreclosure; and in case of any other suit, or legal proceeding, wherein the Mortgagee shall be made a party thereto by reason of this mortgage, its costs and expenses, and the reasonable fees and charges of the attorneys or solicitors of the Mortgagee, so made parties, for services in such suit or proceedings, shall be a further lien and charge upon the said premises under this mortgage, and all such expenses shall become so much additional indebtedness secured hereby and be allowed in any decree foreclosing this mortgage.

AND THERE SHALL BE INCLUDED in any decree foreclosing this mortgage and be paid out of the proceeds of any sale made in pursuance of any such decree: (1) All the costs of such suit or suits, advertising, sale, and conveyance, including attorneys', solicitors', and stenographers' fees, outlays for documentary evidence and cost of said abstract and examination of title; (2) all the moneys advanced by the Mortgagee, if any, for any purpose authorized in the mortgage, with interest on such advances at the rate of four and one-half per centum (4½%) per annum, from the time such advances are made; (3) all the accrued interest remaining unpaid on the indebtedness hereby secured; (4) all the said principal money remaining unpaid. The overplus of the proceeds of sale, if any, shall then be paid to the Mortgagor.

If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within thirty (30) days after written demand therefor by Mortgagor, execute a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee. 16-3611-2

IT IS EXPRESSLY AGREED that no extension of the time for payment of the debt hereby secured given by the Mortgagee to any successor in interest of the Mortgagor shall operate to release, in any manner, the original liability of the Mortgagor.

THE COVENANTS HEREIN CONTAINED shall bind, and the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the masculine gender shall include the feminine.

WITNESS the hand and seal of the Mortgagor, the day and year first written.

_____[SEAL] _____ **John Doe** _____ [SEAL]
_____[SEAL] _____ [SEAL] _____ [SEAL]

STATE OF ILLINOIS

ss:

COUNTY OF

I, **XYZ**, a notary public, in and for the county and State aforesaid, Do Hereby Certify That **John Doe, a bachelor** ~~and~~ ~~his wife~~, personally known to me to be the same person whose name **is** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **he** signed, sealed, and delivered the said instrument as **his** free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this **23rd** day of **June**, A. D. 19 **52**.

XYZ

Notary Public.

STATE OF ILLINOIS

LOAN No. 8637

Mortgage

(For use under Section 203)

JOHN DOE

TO

MONMOUTH HOMESTEAD AND LOAN
ASSOCIATION - MONMOUTH, ILL

DOC. No.

Filed for Record in the Recorder's Office

of _____ County, Illinois,

on the _____ day of _____,

A. D. 19 _____, at _____ o'clock _____ m.,

and duly recorded in Book _____

of _____, page _____

Clerk.

EXHIBIT "8.3"

(See attached forms)

Specimen note - 20 set up - WTW

OBLIGATION

For Value Received, the undersigned do hereby promise to pay to

Monmouth Homestead and Loan Association

a corporation located in the County of Warren and State of Illinois, its successors and assigns, at its offices in the City of Monmouth or at such other place as it may designate,

the sum of One Thousand and no/100 - - - Dollars (\$1,000.00),

together with interest at the rate of four per centum per annum and premium

at the rate of none per centum per annum all due and payable in monthly payments

of Eight and 50/100 - - - - - Dollars (\$8.50),

on or before the last day of each and every month hereafter, inclusive of the current month, until the whole of said indebtedness including interest or interest and premium shall have been paid, which payment shall be made as the monthly dues on the direct reduction loan shares owned by the undersigned in the association, in connection with which shares the loan evidenced by this obligation is made. The undersigned agree that said monthly dues on said shares shall be applied monthly to the unpaid balance of the loan, and that the interest or interest and premium for each month shall be added to the unpaid balance on the first day of such month at the rate of 1/12 of the annual rate and computed upon the unpaid balance due as of the last day of the preceding month.

The undersigned further agree that unless excused in writing by said association, they will from time to time subscribe and pay for installment shares issued by the association with monthly payments sufficient reasonably to anticipate the payment of taxes, special assessments, fire and windstorm insurance premiums, and any other items which shall accrue against or in connection with the mortgaged premises and agree to pay such items upon their respective due dates by sale to the association from time to time of such shares, or so much thereof as may be necessary. In lieu of such subscription to shares, said additional amount of monthly payments may, at the option of the association, be applied as dues on the monthly unpaid balances of the loan and the association shall then either pay to or for the undersigned the items hereinabove mentioned as they come due. All such advances made by the association for the undersigned shall be added to and become a part of the unpaid balance of the loan.

The undersigned agree that if default be made in the payment of any of the said installments of principal or of interest or interest and premium aforesaid, the principal sum above mentioned, or any balance that may appear to be unpaid thereon, together with all arrearages thereon, shall, at the option of the association thereupon become immediately due and payable, without notice, and shall be collectible immediately or at any time after such default, anything hereinbefore contained to the contrary notwithstanding, and that upon said default the association may at its option repurchase all of the shares of stock of the association which the undersigned now own or hold or which they may hereafter own or hold, and apply toward the payment of said principal and interest the proceeds of such repurchase and any other indebtedness of the association to the undersigned; and the undersigned do hereby irrevocably, constitute and appoint any attorney of any court of record as their attorney in fact, to transfer said share credits on the books of the association with full power of substitution in the premises. And the undersigned further agree that the direct reduction loan shares pledged as security for this obligation shall be automatically reduced in even shares as the loan is repaid.

To secure the payment of this obligation, the undersigned hereby authorize, irrevocably, any attorney of any court of record to appear for them, in such court, in term time or vacation, at any time hereafter, and confess a judgment jointly and severally without process, in favor of the association, for such amount as may be then due under the terms hereof, together with costs and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceeding, and consent to immediate execution on such judgment; hereby ratifying and confirming all that their said attorney may do by virtue hereof.

WITNESS our hands and seals at Monmouth, Illinois

the fourth day of July 19 52

----- (SEAL)

----- (SEAL)

*Specimen
Loan Set-up
WOW*

MORTGAGE

This Indenture Witnesseth: That the undersigned,
John Doe, a bachelor

of the City of Monmouth County of Warren, State of Illinois,
hereinafter referred to as the "Mortgagor," does hereby Mortgage and Warrant to

Monmouth Homestead and Loan Association
a corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as the Mort-
gagee, the following real estate, situated in the County of Warren in the State of Illinois, to-wit:

**Lot Six (6) in "Holiday Center", an addition to the
City of Monmouth, situated in the City of Monmouth,
County of Warren, and State of Illinois**

The undersigned Mortgagor does hereby covenant that until the Mortgage has been paid in full or the contract of guarantee otherwise terminated, the Mortgagors will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the Mortgaged property on the basis of race, color, or creed, and that upon violation thereof the Mortgagee may at its option declare the unpaid balance of the Mortgage immediately due and payable.

Together with all the buildings and improvements now or hereafter erected thereon, including all gas and electric fixtures, plumbing apparatus, motors, boilers, furnaces, ranges, refrigerators, and all apparatus and fixtures of every kind, whether used for the purpose of supplying or distributing heat, refrigeration, light, water, air, power or otherwise, now in or which hereafter may be placed in any building or improvement now or hereafter upon said property, together with all the estate, right, title and interest of said Mortgagor in and to said property and the rents, issues, and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee, including all the rents, issues and profits now due or which may hereafter become due under or by virtue of any lease whether written or verbal, or any agreement for the use or occupancy of said property, or any part or parts thereof, which may have been heretofore, or may be hereafter, made or agreed to, or which may be made and agreed to by the Mortgagee under the power herein granted to it, it being the intention hereby to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, and such rents, issues and profits shall be applied first to the payment of all costs and expenses of acting under such assignment, and second to the payment of any indebtedness then due and secured hereby or incurred hereunder.

To have and to hold the said property, with said appurtenances, apparatus and fixtures, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

To Secure the payment of a certain indebtedness from the mortgagor to the mortgagee in the principal sum of One Thousand and no/100 - - - - - DOLLARS (\$ 1,000.00), together with interest thereon, all as provided by an obligation of even date herewith made by the mortgagor in favor of the mortgagee evidencing said indebtedness, said principal and interest being payable in monthly payments on or before the last day of each and every month hereafter, inclusive of the current month, until the said obligation, including interest, shall have been paid, and to secure the performance of the mortgagor's covenants herein contained.

A. THE MORTGAGOR COVENANTS:

(1) To pay immediately when due and payable all general taxes, special assessments and other taxes levied or assessed upon said property or any part thereof and to promptly deliver the official receipts therefor to the Mortgagee upon demand; (2) To keep the improvements now or hereafter upon said premises insured against damage by fire, windstorm and such other hazards as the Mortgagee may require to be insured against, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause making them payable to the Mortgagee, and in case of foreclosure sale payable to the owner of the certificate of sale; In case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder; in such case, the Mortgagor covenants to sign, upon demand, all receipts, vouchers, and releases required of him to be signed by the insurance companies; (3) To commit or suffer no waste of such property, and to maintain the same in good condition and repair; To promptly pay all bills for such repairs and all other expenses incident to the ownership of said property in order that no lien of mechanics or materialmen shall attach to said property; and to suffer or permit no unlawful use of nor any nuisance to exist upon said property; Not to weaken, diminish or impair the value of said property or the security intended to be effected by virtue of this mortgage by any act or omission to act; To appear in and defend any proceeding which in the opinion of the Mortgagee affects its security hereunder, and to pay all costs, expenses and attorney's fees incurred or paid by the Mortgagee in any proceeding in which it may be made a party defendant by reason of this mortgage; (4) Not to permit or suffer without the written permission or consent of the Mortgagee being first had and obtained any use of said property for a purpose other than that for which the same is now used; any alterations, additions to, demolition or removal of any of the improvements now or hereafter upon said property; a sale, assignment or transfer of any right, title or interest in and to said property or any portion thereof.

B. THE MORTGAGOR FURTHER COVENANTS:

(1) That in case of his failure to perform any of his covenants herein, the Mortgagee may do on his behalf everything so covenanted; that said Mortgagee may also do any act it may deem necessary to protect the lien of this mortgage; and that any moneys paid or disbursed by the Mortgagee, for any of the above purposes, shall be added to the unpaid balance of the aforesaid obligation as of the first day of the then current month, and become so much additional indebtedness secured by this mortgage; that it shall not be obligatory upon the Mortgagee to inquire into the validity of any lien, encumbrance or claim in advancing moneys in that behalf as above authorized, but nothing herein contained shall be construed as requiring the Mortgagee to advance any moneys for any purpose nor to do any act hereunder; that the Mortgagee shall not incur personal liability because of anything it may do or omit to do hereunder;

(2) That it is the intent hereof to secure payment of said obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof or at a later date, or having been advanced, shall have been repaid in part and further advances made at a later date, which advances shall in no event operate to make the principal sum of the indebtedness greater than the amount named in said obligation plus any amount or amounts that may be added to the mortgage indebtedness under the terms hereof;

(3) That if the Mortgagee so requires, the Mortgagor will carry a policy or policies of insurance upon his life in an amount equal from time to time to the amount of indebtedness hereby secured, making said Mortgagee beneficiary thereunder, and that the said Mortgagee may pay the premiums for such insurance (in the event the Mortgagor does not), and add each such payment to the unpaid balance of the loan, as of the first day of the then current month, and it shall become additional indebtedness secured by this mortgage;

(4) That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may extend time for payment of the debt secured hereby without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured;

(5) That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under said obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lien or charge upon any of said property, or upon the filing of a proceeding in bankruptcy by or against the Mortgagor, or if the Mortgagor shall make an assignment for the benefit of his creditors or if his property be placed under control of or in custody of any court, or if the Mortgagor abandon any of said property, then and in any of said events, the Mortgagee is hereby authorized and empowered, at its option, and without affecting the lien hereby created or the priority of said lien or any right of the Mortgagee hereunder, to declare, without notice, all sums secured hereby immediately due and payable, whether or not such default be remedied by Mortgagor, and apply toward the payment of said mortgage indebtedness any indebtedness of the Mortgagee to the Mortgagor, and said Mortgagee may also immediately proceed to foreclose this mortgage;

(6) That upon the commencement of any foreclosure proceeding hereunder, the court in which such bill is filed may, at any time, either before or after sale, and without notice to the Mortgagor, or any party claiming under him, and without regard to the then value of said premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, appoint a receiver with power to manage and rent and to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and the statutory period of redemption, and such rents, issues and profits, when collected, may be applied before as well as after the master's sale, towards the payment of the indebtedness, costs, taxes, insurance or other items necessary for the protection and preservation of the property, including the expenses of such receivership; and upon foreclosure and sale of said premises there shall be first paid out of the proceeds of such sale a reasonable sum for attorneys' or solicitors' fees, and also all expenses of advertising, selling and conveying said premises, and all moneys advanced for insurance, taxes or other liens or assessments, outlays for documentary evidence, stenographer's charges, all court costs, master's fees, and cost of procuring or completing an abstract of title or guarantee policy or Torrens Certificate showing the whole title to said premises, and including the foreclosure decree and the Master's Certificate of Sale; then to pay the principal indebtedness whether due and payable by the terms hereof or not, and the interest due thereon up to the time of such sale, rendering the overplus, if any, unto the Mortgagor, and it shall not be the duty of the purchaser to see to the application of the purchase money; and in case of payment of said indebtedness, after the filing of any bill to foreclose this mortgage, and prior to the entry of a decree of sale, a reasonable sum for legal services rendered to the time of such payment shall be allowed as solicitors' fees, which, together with any sum paid for continuation of abstract, court costs, and stenographers' charges and expenses of such proceeding, shall be additional indebtedness hereby secured;

(7) That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith; That no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; That wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine, and the singular number, as used herein, shall include the plural; that all rights and obligations under this mortgage shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the Mortgagor and the Mortgagee.

In Witness Whereof, we have hereunto set our hands and seals, this fourth day of July A. D., 19 52.

----- (SEAL) ----- (SEAL)
----- (SEAL) ----- (SEAL)

State of Warren)
County of Illinois) ss. I, XIZ a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Doe, a bachelor

personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this fourth day of July A. D., 19 52.

XIZ My commission expires June 26, 1956

Notary Public.

EXHIBIT "9"

See literature attached



Monmouth Homestead & Loan Association

51 PUBLIC SQUARE

MONMOUTH, ILL.



Ask us about
G. I. LOANS

For **LOANS** *to*
REFINANCE • BUY
BUILD OR IMPROVE

Lending Plan:

The prevailing interest rate is 5% and the average term is 10 years and 10 months. The association does not charge a commission or premium. The borrower pays the actual recording, abstracting, and attorney fees. No other fees are charged except that borrowers under the G. I. plan pay the actual appraisal costs.

The association has done no newspaper or direct-mail advertising for loan accounts or savings accounts for a number of years.



THE MONMOUTH HOMESTEAD AND LOAN ASSOCIATION

And We're Going to Keep It!
We're buying our home on a low-cost, long-term budget payment plan arranged by this friendly service institution. Payments are easy. Interest rates are fair. We're not bothered by costly mortgage renewals. We've bought securities—



WE'VE BOUGHT
Security

OUR HOME
.. Comes First

IT'S OUR INVESTMENT IN CONTENTMENT

People who make themselves at home—in their *own* homes—really know what contentment is. They're content in the things they do, in the things they have, in the things they plan. Like as not, there's a recreation room in the basement—and a garden in the yard. Money that might go for rent *goes to work* for people who buy their own homes—and there's something to show for it. Home buyers are really living. They're happy and carefree—and they intend to stay that way. That's why home—a real investment in contentment—comes first.



Security

MEANS EVERYTHING ★

FOR TODAY



FOR TOMORROW



● “Gosh, they’re lucky to own their own home!” You’ve heard it time and again—perhaps you’ve even said it yourself. There’s no doubt about it: the home owner has greater security than the renter. *His* home is permanent. He furnishes it and decorates it and fixes it up to suit himself. He’s financially dependable. He’s interested in the welfare of his community. He makes his money work for him—bringing him dividends of greater security every year.

And what of the future? Today the family that buys its home on *easy budget payments* can face tomorrow without fear or uncertainty. Low-cost, long-term financing brings you all the pleasures of home ownership. No costly mortgage fees or renewals. No need to worry about rising rents. A home-loan repayment program *built on your own income* is assurance that you and your family—your wife and your children—will be happy and secure—today and tomorrow!



A Dime a Day . . .

DIMES ○ ○ ROLL ○ ○ INTO ○ ○ **DOLLARS!**

START NOW saving a dime a day. You will never miss this small coin but as they start rolling and rolling, dime by dime, the dollars turn shadows into sunshine.

You may have all the comforts of life by saving systematically—a home of your own—a vacation—a college education—travel—a car—security in old age. Money in our association works for you day and night. Dividends compounded semi-annually. "It is not what you earn—but what you save that counts." Additional Dime Saver Books furnished upon request.

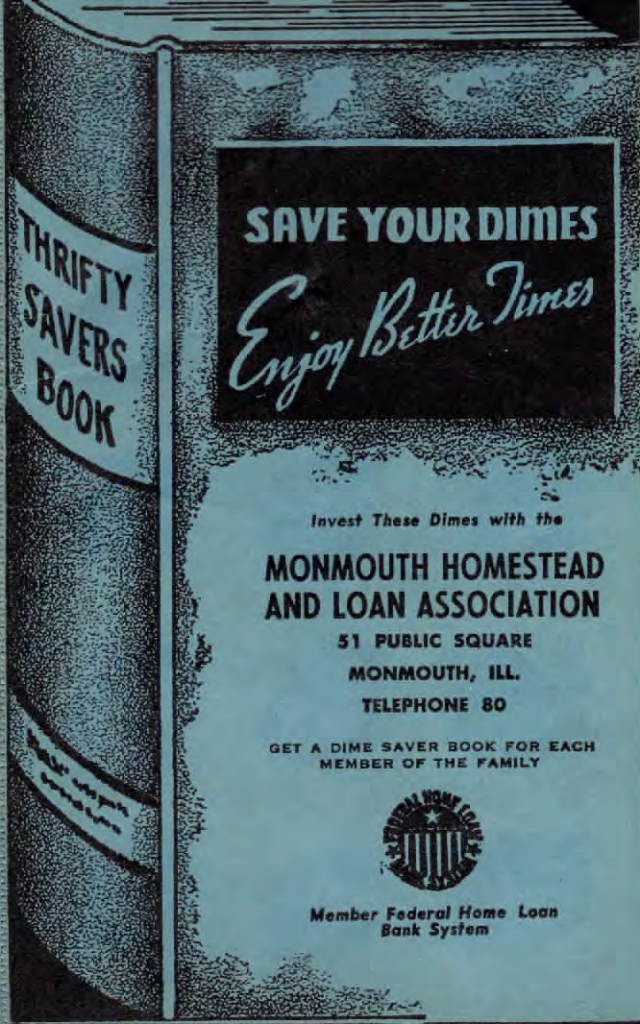
LOANS ON HOMES

At reasonable rates---long term
TO BUY - BUILD - REPAIR
OR REFINANCE

MONMOUTH HOMESTEAD AND LOAN ASSOCIATION

51 PUBLIC SQUARE
MONMOUTH, ILL.
TELEPHONE 80

THE MILLER BANK SERVICE—2442 ROSEMONT AVENUE, CHICAGO



**THRIFTY
SAVERS
BOOK**


SAVE YOUR DIMES
Enjoy Better Times

Invest These Dimes with the

**MONMOUTH HOMESTEAD
AND LOAN ASSOCIATION**

51 PUBLIC SQUARE
MONMOUTH, ILL.
TELEPHONE 80

GET A DIME SAVER BOOK FOR EACH
MEMBER OF THE FAMILY



Member Federal Home Loan
Bank System



10c



20c



30c



40c



50c



60c



70c



80c



90c



\$1.00



\$1.10



\$1.20



\$1.30



\$1.40



\$1.50



\$1.60



\$1.70



\$1.80



\$1.90



\$2.00



\$2.10



\$2.20



\$2.30



\$2.40



\$2.50



\$2.60



\$2.70



\$2.80



\$2.90



\$3.00