

D. UNIFORM JOINT TENANT SECURITY INSTRUMENT. The following Uniform Joint Tenant Security Instrument is recommended to read as follows:

Uniform Paragraph 14 of the Security Instrument is amended to read as follows:

14. Purpose. Security Instrument: covering joint tenancy. This form of Security Instrument is based upon the provisions for national use and common-law covenants with limited variation of jurisdiction to constitute a uniform security instrument covering all property. This Security Instrument shall be governed by general law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Security Instrument and the Note are declared to be severable.

E. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Uniform Paragraph 15 of the Security Instrument is amended to read as follows:

15. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or an interest therein is sold or transferred by Borrower (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person or persons but is a corporation, partnership, trust or other legal entity) without lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to the Security Instrument which does not relate to a transfer of rights of ownership in the property, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, lender may, at lender's option, declare all the sums secured by this Security Instrument to be immediately due and payable.

If lender exercises such option to accelerate, lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums secured by the Note. If Borrower fails to pay such sums prior to the expiration of such period, lender may, at lender's option, declare all the sums secured by this Security Instrument to be immediately due and payable.

Lender may consent to a sale or transfer of the Property if Borrower agrees to be obligated to lender in writing as required by lender to evaluate the transfer. If lender reasonably determines that lender's security will not be impaired and that the effect of the sale or transfer or agreement of this Security Instrument is acceptable, if interest is payable on the sums secured by this Security Instrument at a rate acceptable to lender, any changes in the terms of the Note and this Security Instrument required by lender are made, including, for example, periodic adjustment of the interest rate, a different final payment date for the term, and addition of unpaid interest to principal; and (2) the transferee signs an assumption agreement that is accepted by lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument, as required if required by lender. To the extent permitted by applicable law, lender may charge a reasonable fee, as a condition to lender's consent to any sale or transfer.

Borrower will continue to be obligated under the Note and this Security Instrument unless lender releases Borrower in writing.

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