B-385426-74.0, LD Whiteonb + Killie 41th Glace 7895 Bedien 590239 INU. 242467 MORTGAGE FHA #152-052468-203 WETHER PIPE WAS #029211-4 THIS MORTGAGE, made the 7th July James 3. Rittenhouse and Jamice Rae Rittenhouse, husband and wife, , and State of Indiano in the County of of the Respond City (hereinafter with their heirs, executors, administrators, and assigns called the mortageor), and Whitcomb & Keller Mortgage Co., Inc. the State of Indiana a corporation organized and existing under the laws of (hereisefter with its successors and essigns called the mortgages), WITNESSETH: That whereas the morrgager is justly indebted to the mortgages for money borrowed in the principal forty-one thousand eight hundred and no/100 Dollars (\$ 41,800.00 as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, with interest from date at the rate of . eleven and one-half **%),** DET CERTURA (11.50 per session on the unpeid beleace until peid, the said principal and interest to be payable at the office of Whitcomb & Kaller Mortgage Co., Inc. .in South Bend, Indiana or at such other place as the holder may designate in writing, in monthly installments of four hundred thirteen & 94/100 Dollars (\$ 413.94 . 19 80, and on the first day of each mouth theresiter until commencing on the first day of September the principal and interest are fully poid, except that the final payment of the entire indebtedness evidenced thereby, if not scorer peid, shall be due end payable on the first day of Angust, 2010.

NOW. THEREFORE, THIS INDENTURE WITNESSETH: That the mortgagor, in consideration of the premises, and for

Lake:

and State of Indiana, to with

WILLIAM DIELSKI JR

the purpose of securing the payment of the money aforestid and interest thereon according to the tenor and effect of the said promissory note, above mentioned, and also to secure the faithful performance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents, mortgage and warrant unto the mortgages, all the following described

City

as shown in Plat Book 31, page 71, in Lake County, Indiana.

in the County of

Lot 19. Block 18. Cline Gerdens Addition, in the City of Hermond,

including all buildings and improvements thereon (or that may bereafter be erected thereon); together with the bereditaments and appartenences and all other rights thereunto belonging, or in anywise new or hereafter appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all plumbing, heating and lighting fixtures, and equipment now or hereafter attached to or used in connection with said premises.

AND THE MORTGAGOR FURTHER COVENANTS AS FOLLOWS:

1. That he will pay the indebtedness as provided in said note and this mortgage; and that he is the owner of said premises in fee simple. 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.

2. That, in order more fully to protect the security of this mortgage, he will pay to the mortgagee, together with, addition to, the monthly payments under the terms of the note secured hereby, on the first day of each month until the said

note is fully paid, the following sums:

lands and premises, situated and being in the-

Barrand

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:

(I) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such premium to the Secretary of Housing and Urban Development, pursuant to the National Housing Act, as assended, and applicable Regulations thereunder; or

(II) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-tweifth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies or prepayments;

(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 murtgagee) 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 mortgages in trust to pay said ground rents, premiums, taxes, and special assessments; and

(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 mortgages to the following items in the order set forth:

(I) premium charges under the contract of insurence with the Secretary of Housing and Urban Development, or monthly charge (in lieu of mortgage insurence premium), as the case may be;

(II) ground rents, taxes, special assessments, fire and other hazard insurance premiumas;

(III) interest on the note secured hereby; and

(IV) amortization of the principal of said note.

Any deficiency in the amount of such aggregate monthly payment shell, unless made good by the mortgager prior to the due date of the next such payment, constitute an event of default under this mortgage deed. In the event that any payment shall become overdue for a period in excess of fifteen (15) days, the mortgager agrees to pay a "late charge" of FOUT cents (44) (not to exceed four cents (44)) for each dollar (\$1) so overdue, for the purpose of defraying the expense incident to handling the delinquent payment.

1 3. That if the total of the payments made by the mortgagor under (b) of paragraph 2 preceding shall exceed the amount of payments actually made by the mortgages for ground rents, taxes or assessments or insurance premiums, as the case may be, such excess, if the loan is current, at the option of the mortgagor, shall be credited on subsequent payments to be made by the mortgager, or refunded to the mortgager. If, however, the monthly payments made by the mortgager under (b) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes and assessments and insurance premiums, as the case may be, when the same shall become due and payable, then the mortgagor shall pay to the mortgages any amount necessary to makes 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 mortgager shall tender to the mortgages, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the mortgages shall, in computing the amount of such indebtedness, credit to the account of the mortgagor all payments made under the provisions of (a) of paragraph 2 hereof which the mortgages has not become obligated to pay to the Secretary of Housing and Urban Development, and any balence remaining in the funds accumulated under the provisions of (b) or paragraph 2 hereof. 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 mortgages acquires the property otherwise after default, the mortgages 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 (b) of paragraph 2 preceding as a credit against the amount of principal than remaining unpaid under said note, and shall properly adjust any payments which thail have been made under (a) of said paragraph.

4. That he will pay all taxes, assessments, water rates and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinbefore, and in default thereof the mortgages may pay the same; and that he will promptly deliver the official receipts therefor to the said mortgages.

5. That he will take responsible care of the mortgaged premises, and the buildings thereon, and will maintain the same in as good repeir and condition as at the original date of this mortgage, ordinary depreciation excepted; and that he will commit or permit no weste, and do no act which would unduly impair or depreciate the value of the property as security.

6. 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 mortgages against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods so-may be required by mortgages, and will pay promptly, when due, any premisums on such insurance for payment of which provision has not been made hereinbefore. All insurance shall be carried in companies approved by mortgages and the policies and renewals thereof shall be held by mortgages and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgages. In event of loss mortgages will give immediate notice by mail to mortgages, and mortgages may make proof of loss if not made promptly by mortgages, and each insurance company concerned is hereby authorized and directed to make payments for such loss directly to mortgages instead of to mortgages and mortgages jointly, and the insurance proceeds, or any part thereof, may be applied by mortgages 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 mortgager in and to any insurance policies then in force shall pass to the purchaser or grantee.

7. That in case proceedings to foreclose this mortgage are instituted, any sums necessarily expended for the continuation of the abstract of title to the above-described real estate, together with interest thereon at the rate set forth in the note secured hereby, shall become a part of the debt secured by this mortgage and shall be collectible as such.

8. That if default be made in the payment of any of the installments provided for in paragraph 2 hereof for taxes, assessments, fire and other hazard insurance, and mortgage insurance, or in the event of the failure of the mortgager to keep the buildings on said premises and those to be erected on said premises, or improvements thereon, in good repair, said mortgages may pay such taxes, assessments, mortgage and hazard insurance, make such repairs as in its discretion it may deem necessary properly to preserve the property and any sums so paid shall be a further lies on such premises under this mortgage, payable forthwith, with interest at the rate set forth in the note secured hereby until paid.

9. That should the proceeds of the loan made by the mortgages to the mortgages, the repayment which is hereby secured, or any part thereof, or any amount paid out or advanced by the mortgages, he used directly or indirectly to pay off, discharge, or satisfy, in whole or in part, any prior lien or encumbrance upon said premises above described, or any part thereof, then the mortgages shall be subrogated to any additional accurity held by the holder of such lies or encumbrance.

thereof, then the mortgages shall be subrogated to any additional security held by the holder of such lies or encumbrance.

10. That should any default be made in the payment of the installments provided for in paragraph 2 hereof, or in the performance of any other covenant in this mortgage or in the note secured hereby, when the same is payable or the time of performance has arrived, as above provided, then all the remainder of the aforesaid principal sums with all arrestages of interest, and sums payable pursuant to the provisions hereof, shall, at the option of said mortgages, become immediately payable, and the mortgages shall have the right to foreclose this mortgage, anything hereinbefore or in said note contained to the contrary notwithstanding, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time.

11. That should proceedings to foreclose this mortgage be instituted, the mortgages may apply for the appointment of a receiver (and the mortgager hereby consents to the appointment of a receiver if there has been any default in the performance of any of the conditions of this mortgage), and such receiver is hereby authorized to take possession of the real estate above described, collect any rental, accrued or to accrue, whether in money or kind, for the use or occupancy of mid premises by any person, firm or corporation, or may let or lease said premises or any part thereof, receive the renta, income and profits therefrom, and hold the proceeds subject to the orders of the court, or the judge thereof, for the benefit of the mortgages, pending the final decree in said probabilings, and during any period allowed by law for the redemption from any sale ordered in said cause, and said receiver may be appointed irrespective of the value of the mortgaged property or its ade-

query to secure or discharge the indebtedness due or to become due or the solveney of the mortgagors. In the event of a defeelt in any of the conditions of this mortgage the mortgages is also expressly given the right to take possession of and hold the mortgaged premises with or without process of law and collect the rents and profits therefrom, applying the same to the charges and payments due under the conditions of the mortgage so long as a default shall continue, and such taking possession shell in no way weive the right of the mortgages to forecloss this mortgages because of a default.

12. That if the premises, or any part thereof, be condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and the consideration for such acquisition, to the extent of the full amount of indebtedness upon this mortgage, and the note secured hereby remaining unpaid, are hereby assigned by the e and shall be paid forthwith to the mortgages to be applied by it on account of the i debtedness occured bareby, whather due or not.

13. No sale of the premises hereby mortgaged and no forbearance on the part of the mortgages or its assigns and no extension of the time for the payment of the debt hereby secured given by the mortgages or its assigns shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein either in whole or in part.

14. That any person, firm or corporation taking a junior mortgage, or other lein, upon said real estate, shall take the said lies subject to the rights of the mortgages herein to extend the maturity of the indebtedness hereby secured without obtaining the consent of the bolder of said junior lies, and without the lies of this mortgage losing its priority over any such iunior tien.

15. That is the event the property piedged by this instrument is sold under foreclosure and the proceeds are insufficient to pay the total indebtedness evidenced and secured by this instrument the mortgages will be entitled to a deficiency judomest

16. The mortgages further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 8 months from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the 8 months. time from the date of this mortgage, declining to insure said note and this mortgage, being desmed conclusive proof of such ineligibility), the mortgages or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

It is specifically agreed that time is of the essence of this contract and that the waiver of any options, or obligations socured hereby, shall not at any time thereafter be held to be an abandonment of such rights. Notice of the exercise of any option greated to the mortgages herein, or in the note secured hereby, is not required to be given. All sums payable herein shall be without relief from valuation and appreisement laws and with remonable attorney's fees.

The covenants bereia contained shall bind, and the benefits and edvantages shall inure to, the respective beim, executors, ediministrators, successors and assigns of the parties hereto. Whosever used, the singular number shall include the plural, the plured the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, The said mortgager has become set their

head S end seed S

.19 80 -July 7th this Rittenhouse Jamice Ree Rittenhouse

The form of this instrument was prepared by the Office of the General Counsel of the Department of Housing and Urban Development, and the material in the blazk speces in the form was inserted by or under the direction of John R. Monahan.

STATE OF INDIANA,	
COUNTY OF LAKES	
Before me, the undersiseed.	Euphenia L. Stewart

, an official Laka County of the State of Indiane, on this Of , 1980, personally appeared James E. Rittenhouse and Janice Rae Rittenhouse, Eusband and Wife and

ecknowledged the execution of the foregoing mortgage. Witness my hand and official soul the day and year-last above written.

(Official title)

Euphemia L. Stewart Notary Public My commission expires Resident of Lake County, Indiana Merch: 27471982

day of 19 M., and recorded in Mortgage Re-O'clock of the records of County, Indiana.

> Recorder of County, Indiana