This instrument is for use in the home derigage insurance programs under seedings 203(b), 203(b), 203(n), and 24 \$\frac{1}{2}\$ \$

## **MORTGAGE**

This form is used in connection with mortgages insured under the one to four-family provisions of the National Housing Act.

151-2964035-703

THIS MORTGAGE, made the

19th

day of May

, A.D. 19 87 between

of the City

of Crown Point

in the County of

, and State of Indiana

thereinalter with their heirs, executors, administrators, and assigns called the mortgagor), and

Oscar N. Kiger and Jeanne L. Kiger, husband and wife

TOWER SERVICE CORPORATION

a corporation organized and existing under the laws of the State of Indiana (hereinafter with its successors and assigns called the mortgagee),

per annum on the unpaid balance until paid, the said principal and interest to be payable at the office of

Lot 15 in Block 1 in Cedarcrest Subdivision, in the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 31 page 99 and re-recorded in Plat Book 32 page 93, in the Office of the Recorder of Lake County, Indiana.

"SEE ATTACHED MORTGAGE RIDER MADE A PART OF MORTGAGE HEREOF."

\*PRIVILEGE IS RESERVED TO PAY THE DEBT IN WHOLE OR IN PART ON ANY INSTALLMENT
DUE DATE.\*

including all buildings and improvements thereon (or that may hereafter be erected thereon); together with the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise now 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:

- 2. That, in order to more fully protect the security of this Mortgage, he will pay to the mortgagee, together with and in 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:
  - (a) 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 clapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, said sums to be held in trust to pay said ground rents, premiums, taxes, and special assessments; and
  - (b) All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the Notsecured 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:
    - (1) Ground rents, taxes, special assessments, fire and other hazard insurance premium;
    - (II) Interest on the Note secured hereby; and
    - (III) Amortization of the principal of said Note. -

Any deficiency in the amount of 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 Deed. In the event that any payment shall become overdue for a period in excess of 15 days, the mortgagor agrees to pay a late charge of four cents (4c) not to exceed four cents for each dollar so overdue, for the purpose of defraying the expense incident to handling the delinquent payments.

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STATE OF INDIANA HUD-92118M (12-79)
W-196 Revised 2/85

: DOC. 94 8603

- 3. That if the total of the payments made by the mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the mortgagee for ground tents, taxes or assessments for 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 mortgagor, or refunded to the mortgagor. If, however, the monthly payments made by the mortgagor under (a) of paragraph 2 preceding shall not be sufficient to pay ground tents, taxes and assessments and insurance premions, as the case may be when the same shall become due and payable, then the mortgagor shall pay to the mortgagee an amount necessary to make up the deficiency on or before the date when the 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 any balance remaining in the funds accumulated under the provisions of (a) of 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 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 (a) of paragraph 2 preceding as a credit against the amount of principal then remaining impaid under said note.
- 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 herembefore, and in detailf thereof the mortgagee may pay the same; and that be will promptly deliver the official receipts therefor to the said mortgagee.
- 5. That he will take reasonable care of the mortgaged premises, and the buildings thereon, and will maintain the same in as good repair and condition as at the original date of this mortgage, ordinary depreciation excepted; and that he will commit or permit no waste, 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 herealter erected on the mortgaged property, insured as may be required from time to time by the mortgaged against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by mortgaged, and will pay promptly, when due, any premiums on such insurance for payment of which provision has not been made hereinbefore. All insurance shall be carried in companies approved by mortgaged and the policies and renewals thereof shall be held by mortgaged and have attached thereto loss payable clauses in tayor of and in form acceptable to the mortgaged. In event of loss mortgagor will give immediate notice by mail to mortgaged, and mortgaged may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payments for such loss directly to mortgaged instead of to mortgagor and mortgaged jointly, and the insurance proceeds, or any part thereof, may be applied by mortgaged 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 forcelosure 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.
- 7. That in case proceedings to forcelose 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, the and other hazard insurance, or in the event of the failure of the mortgagor to keep the buildings on said premises and those to be creeted on said premises, or improvements thereon, in good repair, said mortgagee may pay such taxes, assessments, 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 here 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 mortgagee to the mortgagor, the repayment which is hereby secured, or any part thereof, or any amount paid out or advanced by the mortgagee, be 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 mortgagee shall be subrogated to any additional security held by the holder of such lien 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 arrearanges of interest, and sums payable pursuant to the provisions hereof, shall, at the option of said mortgagee, become immediately payable, and the mortgagee 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 mortgagee may apply for the appointment of a receiver (and the mortgage) 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 said premises by any person, firm or corporation, or may let or lease said premises or any part thereof, receive the rents, income and profits therefrom, and hold the proceeds subject to the orders of the court, or the judge thereof, for the benefit of the mortgagee, pending the final decree in said proceedings, 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 adequacy to secure or discharge the indebtedness due or to become due or the solvency of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due or the solvency of the mortgagers. In the event of a default in any of the conditions of this mortgage the mortgage 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, olong as a default shall contain.
- 12. That if the premises, or any part thereof, be condemmed under any power of emment 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 mortgager to the mortgager and shall be paid forthwith to the mortgager to be applied by it on account of the indebtedness secured hereby, whether due or not
- 13. No sale of the premises hereby mortgaged and no torbearance on the part of the mortgagee or its assigns and no extension of the timedognic payment of the debt hereby secured given by the mortgagee 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 hen, upon said real estate, shall take the said lien subject to the rights of the mortgagee herein to extend the maturity of the indebtedness hereby secured without obtaining the consent of the holder of said junior hen and without the lien of this mortgage losing its priority over any such junior lien.

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

16. The mortgagor further agrees that should this Mortgage and the Note secured hereby not be eligible for insurance under the National Housing Act within 3 mps. Irom 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 3 mps. 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. This option may not be exercised by the mortgagee when the ineligibility for insurance under the National Housing Act is due to the mortgagee's failure to remit the mortgage insurance premium to the Department of Housing and Urban Development.

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

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, The said mortgagor has bereinto set their and seals hands . 19 87 19th day of May this 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 blank spaces in the form was inserted by or under the direction of <u>Ralph J. Long, President</u> STATE OF INDIANA. COUNTY OF LAKE , an official Before me, the undersigned, Gloria Anderson County of the State of Indiana, on this 19th of Lake Oscar N. Kiger and Jeanne L. Kiger, husband and ,1987 personally appeared of May

acknowledged the execution of the foregoing mortgage.

Witness my hand and official seal the day and year last above written.

(Official title)

and

Gloria Anderson, Notary Public

My commission expires 10-24-88 County of Residence: Lake

wife

Received for record this day of

Record at pages of the records of

19 at O'clock M., and recorded in Mortgage County, Indiana.

Recorder of

County, Indiana

## MORTGAGE RIDER

amends the Mortgage o	19th day of May , 19 87 , f even date herewith by and between Oscar N. er, husband &, the Mortgagor, and TOWER SERVICE gagee, as follows:
FEDERAL HOUSING all sums secured and payable if a otherwise transf operation of law of sale executed of execution of after the date o subject to this	all, with the prior approval of the COMMISSIONER, or his designee, declare by this mortgage to be immediately due ll or a part of the property is sold or erred (other than by devise, descent or ) by the Mortgagor, pursuant to a contract not later than 24 months after the date this mortgage or not later than 24 months f a prior transfer of the property mortgage, to a purchaser whose credit has d in accordance with the requirements of the
IN WITNESS WHEREOF, has set their hands	
	Oscar n. Kiger  SEAL  Jeanne L. Kiger
STATE OF INDIANA COUNTY OF LAKE	) ) ss: )
Before me the undersi State of Indiana, per foregoing instrument	gned, a NOTARY PUBLIC for Lake County, sonally appeared Oscar N. Kiger and Jeanne L. Kiger and acknowledged the execution of the this 19th day of May, 1987
COUNTY OF RESIDENCE:	NOTARY PUBLIC Gloria Anderson  Lake

MY COMMISSION EXPIRES: 10-24-88