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LAWYERS TITLE INS. CORP.
7895 BROADWAY
MERRILLVILLE, IN 46410

LTIC # 46440

This instrument is for use in the home mortgage insurance programs under sections 203(b), 203(n), 203(n), and 245. (Reference Mortgage Letter 83-21)

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

MORTGAGE

THIS MORTGAGE, made the 30th day of June, A.D. 1988, between

James B. Rouse and Patricia J. Rouse, husband and wife

of the City of Lake Station in the County of Lake, and State of Indiana (hereinafter with heirs, executors, administrators, and assigns called the mortgagor), and

D M R FINANCIAL SERVICES, INC.

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

WITNESSETH: That whereas the mortgagor is justly indebted to the mortgagee for money borrowed in the principal sum of THIRTY EIGHT THOUSAND ONE HUNDRED FORTY SIX AND NO/100----- Dollars (\$ 38,146.00),

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 Ten and One Half----- per centum (10.50 %),

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

D M R FINANCIAL SERVICES, INC. P.O. BOX 5084

in Southfield, MI 48086-5084

or at such other place as the holder may designate in writing, in monthly installments of Three Hundred Forty Eight and 94/100-- Dollars (\$ 348.94),

commencing on the first day of August, 1988, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of the entire indebtedness evidenced thereby, if not sooner paid, shall be due and payable on the first day of July, 2018

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the mortgagor, in consideration of the premises and for the purpose of securing the payment of the money aforesaid 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 mortgagee, all the following described lands and premises, situated and being in the City of Hobart in the County of Lake and State of Indiana to wit:

The North 50 feet of Lot 4, Block 3, Hobart Park Addition to Hobart, as shown in Plat Book 12, page 30, Lake County, Indiana.

LILLIAN A. BLASTICK
RECORDER OF LAKE COUNTY
CROWN POINT, INDIANA 46307
55 MAY '88

THE RIDER ATTACHED HERETO AND EXECUTED OF EVEN DATE HEREWITH IS INCORPORATED HEREIN.

**Priviledge 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:

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. ~~...~~ ** P.R. Jr.

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 elapse 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 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) 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.

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 rents, 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 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 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 unpaid 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 hereinbefore, and in default thereof the mortgagee may pay the same; and that he 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 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 mortgagee, 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 mortgagee and the policies and renewals thereof shall be held by 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 mortgagee, and mortgagee 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 mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by 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.

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, or in the event of the failure of the mortgagor to keep the buildings on said premises and those to be erected 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 lien 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 arrearages 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 mortgagor 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 mortgagors. In the event of a default in any of the conditions of this mortgage the mortgagee 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 shall in no way waive the right of the mortgagee to foreclose this mortgage 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 mortgagor to the mortgagee and shall be paid forthwith to the mortgagee 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 forbearance on the part of the mortgagee or its assigns and no extension of the time for the 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.

RECORDED IN 1931
BOOK 100 PAGE 100
MAY 10 1931

MORTGAGE RIDER

THIS RIDER is made this 30th day of June,
19 88 and is incorporated into and shall be deemed to
amend and supplement the mortgage (the "Security Instrument")
of the same date given by the undersigned (the "Mortgagor")
to secure mortgagor's Mortgage Note to DMR Financial
Services, Inc. (the "Mortgagee") of the same date (the
"Note") and covering the property described in the Security
Instrument and located at:

130 S. Pennsylvania Street Hobart, Indiana
(Property Address)

AMENDMENT: In addition to the covenants and agreements
made in the Security Instrument, mortgagor and mortgagee
further covenant and agree to the following amendment:

The mortgagee shall, with the prior
approval of the Federal Housing Commissioner,
or his designee, declare all sums secured by
this mortgage to be immediately due and payable
if all or a part of the property is sold or
otherwise transferred (other than by devise,
descent or operation of law) by the mortgagor,
pursuant to a contract of sale executed not
later than 12 months after the date on which
the mortgage is endorsed for insurance, to a
purchaser whose credit has not been approved
in accordance with the requirements of the
Commissioner.

IN WITNESS WHEREOF, James B. Rouse and Patricia J. Rouse
has set his hand and seal the day and year first aforesaid.

James B Rouse
(SEAL) James B. Rouse

Patricia J Rouse
(SEAL) Patricia J. Rouse

Signed, sealed and delivered
in the presence of:

Christine M. Kikkert
Christine M. Kikkert

STATE OF INDIANA