PREPARED BY: SUSAN M. BRISTOW 46410. MERRILLVILLE, IN

91008714

RECORD AND RETURN TO: LAKE MORTGAGE COMPANY, INC. 4000 WEST LINCOLN HIGHWAY MERRILLVILLE, INDIANA 46410

(Space Above This Line For Recording Data) .

054981

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on FEBRUARY 22, 1991 The mortgagor is THOMAS J. WEBB AND KATHLEEN A. WEBB, HUSBAND AND WIFE

("Borrower"). This Security Instrument is given to LAKE MORTGAGE COMPANY, INC.

THE STATE OF INDIANA which is organized and existing under the laws of 4000 WEST LINCOLN HIGHWAY, MERRILLVILLE, INDIANA 46410 and whose address is ("Lender").

Borrower owes Lender the principal sum of

SEVENTY TWO THOUSAND NINE HUNDRED AND 00/100

DIVISIO 72,900.00 Dollars (U.S. \$). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not 1, 2021 paid earlier, due and payable on MARCH . This Security instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,

extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the payments of Borrower Securents and agreements under this Security does hereby mortgage, grant and convey to Lender the following County, Indiana: Instrument and the Note. For this purpose Borrower County, Indiana: described property located in

LOT 43, PATNOE SECOND ADDITION TO THE TOWN OF ST. JOHN, AS SHOWN IN PLAT BOOK 66, PAGE 46, THE LARE COUNTY PINDIANA.

the Lake County Recorder! LAKE MULTINO The Inlangibles tax on this instrument us paid direct to the Intensibles Tax b in accordanc with Ch. 193, Acts dis OFFICIAL PERMIT STAMP Approved by Intengibles Tax Utylston

PATNOE YWX.W.

which has the address of

12543 PAYNOE DRIVE (Street)

, ST. JOHN (City)

Indiana.

46373 (Zip Code)

("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

PAYMENT OF PRINCIPAL AND INTEREST; PREPAYMENT AND LATE CHARGES. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

INDIANA-Single Family-FNMA/FHLMC UNIFORM INSTRUMENT

W X. W. Borrower's Initials:

Page 1 of 4

Form 3015 12/83 Amended 5/87 DPS 548 0 C 2. FUNDS FOR TAXES AND INSURANCE. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one—twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless a Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. A charge assessed by Lender in connection with Borrower's entering into this Security Instrument to pay the cost of an independent tax reporting service shall not be a charge for purposes of the preceding sentence. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits .3 the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquistion by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

- 3. APPLICATION OF PAYMENTS. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.
- 4. CHARGES; LIENS. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security instrument, and least fold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender receipts under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge on the two that priority over the Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

insured against loss by fire, hazards included within the term "extended coverage" and any other nazards for which Lender requires insurance. This insurance shall be maintained in the accounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrover subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender may make proof of loss if not inside promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

- 6. PRESERVATION AND MAINTENANCE OF PROPERTY; LEASEHOLDS. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.
- 7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Eurower's and Lender's written agreement or applicable law.

- 8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection
- 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

- 10. Borrower Not Released; Forbearance By Lender Not a Walver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or ramedy.
- this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's coverants and agreements of this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.
- 12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.
- 13. Legislation Affecting Lander's Rights. If enactment or experision of applicable laws has the effect of rendering any provision of the Note or this Security Instrument according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by This Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.
- Motices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.
- It is Security Instrument shall be governed by federal 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. To this end the provisions of this Security Instrument and the Note are declared to be severable.
 - 16: Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 17: Transfer of the Property of a Beneficial interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

Borrower's Initials: $\perp \mathcal{L} \mathcal{L} \mathcal{K} \mathcal{W}$.

enforcement of this Security Instrument applicable law may specify for respective to the security Instrument; or (b) entry of pays Lender all sums which then we cures any default of any other instrument, including, but not limit require to assure that the lien of the sums secured by this Security Instrument and the obligations set this right to reinstate shall not approve the security Instrument and the obligations set this right to reinstate shall not approve the security Instrument and the obligations set this right to reinstate shall not approve of any covenant or agreem unless applicable law provides of default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default; (c) a date, not less than 30 and (d) that failure to cure the default or any on the right to cure the default or any on or before the date; specified secured by this Security instrument of the costs of managem premiums on receiver's bonds and 21. RELEASE, Upon payi instrument without charge to Borrace.	instatement) before sale of a judgment enforcing this vould be due under this Secovenants or agreements with the security Instrument, Leavenants of a judgment enforcing this security Instrument, Leavenants and Leaven	time prior to the earlier of: (a) the Property pursuant to any is Security Instrument. Those urity Instrument and the Note; (c) pays all expenses incury; fees; and (d) takes such a sinder's rights in the Property of unchanged. Upon reinstater fully effective as if no acceleration under paragraphs 13 or 17. ender further covenant and agnotice to Borrower prior to accelerate the property of the Borrower prior to accelerate the Borrower prior to accelerate the Borrower prior to accelerate the Borrower by specified in the notice may represent the proceeding and sale of the Prior and the right to assert in er to acceleration and forecles soption; may require immediand and may foreclose this incurred in pursuing the remaind costs of title evidence. Her paragraph 19 of abandonn take possession of and manage collected by Lender or the results of the prior to the pay this Security Instrument, Letter to the sums secured by this Security Instrument, Letter was all right of values and then to the sums secured by this Security Instrument, Letter was all right of values and then to the sums secured by this Security Instrument, Letter was all right of values and then to the sums secured by this Security Instrument, Letter was all right of values and then to the sums secured by this Security Instrument, Letter was all right of values and then to the sums secured by this Security Instrument, Letter was all right of values and then to the sums secured by this Security Instrument, Letter was all right of values and then to the sums secured by the security Instrument.	power of sale contained in this conditions are that Borrower: (a) had no acceleration occurred; (b) rred in enforcing this Security ection as Lender may reasonably and Borrower's obligation to pay ment by Borrower, this Security eration had occurred. However, the security eration had occurred. However, the as follows: sceleration: following Borrower's tion under paragraphs 13 and 17; the action required to: cure the which the default must be cured; esuit in acceleration of the sums operty. The notice shall further the foreclosure proceeding the sure. If the default is not cured ate payment in full of all sums Security instrument by judicial edies provided in this paragraph ment of the Property and to collect the eceiver shall be applied first to ut not limited to, receiver's fees, if by this Security instrument, ender shall release this Security ation and appraisement. uted by Borrower and recorded rehall be incorporated into and
Adjustable Rate Rider		ominium Rider	1-4 Family Rider
☐ Graduated Payment Ride	er Plann	ed Unit Development Hider	
U Other(s) (specify)			
and in any rider(s) executed by Bor	(Space Below This Line	THOMAS J. WEBB KATHLEEN A. WEBB For Acknowledgement)	(Seal) —Borrower —(Seal) —Borrower —(Seal) —Borrower —(Seal) —Borrower
STATE OF INDIANA,	LAKE	County ss:	
On this 22nd day of in and for said County, personally HUSBAND AND WIFE the execution of the foregoing ins	trument.	WEBB AND KATHLEE	the undersigned, a Notary Public N. A. WEBB, , and acknowledged