BUELL S. RATEIFF SANDRA K. RATLIFF First Federal Savings Bank of Indiana 7819 BIRCH DRIVE P.O. Box 11110 93045851 HAMMOND, IN 46324 Merrillville, IN 46411 MORTGAGEE **MORTGAGOR** "I" includes each mortgagor above. "You" means the mortgagee, its successors and assigns. REALIESTATE MORTGAGE: For value received, I) BUELL S. RATELEF and SANDRA K. RATELEF scribed below and all'rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures that may now or at anytime in the future be part of the property (all called the "property"); PROPERTY ADDRESS: ____7819 BIRCH DRIVE (Street) HAMMOND, IN 46324 , Indiana _ LEGAL DESCRIPTION: LOT 19, BLOCK 4, IN BEVERLY SIXTH ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29 PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. HOON! Document is NOT OFFICIAL! This Document is the property of located in _ LAKE the Lake Countout Worker der! TITLE: I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances; current taxes and assessments not yet due and, SECURED DEBT: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts if may at any time owe you under this mortgage, the instrument or agreement described below, any renewal, refinancing, extension or modification of such instrument or agreement, and, if applicable, the future advances described below. The secured debt is evidenced by (describe the instrument or agreement secured by this mortgage and the date thereof): A First Loan Agreement dated June 23, 1993 alf not paid/earlier. July The above obligation is due and payable on The total unpaid balance secured by this mortgage areany one time shall not exceed a maximum principal amount of Two Thousand Six Hundred and No/100 Dollars (\$ 2,600,00), plus interest and all other amounts, plus interest, advanced under the terms of this mortgage to protect the security of this mortgage or to perform any of the covenants and agreements contained in this mortgage. Füture Advances: The above debt is secured even though all or part of it may not yet be advanced. Future advances are contemplated and will be made in accordance with the terms of the note or loan agreement evidencing the secured debt. Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation. A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof. SIGNATURES: By signing below, I agree to the terms and covenants contained on the front and back sides of this mortgage, in any instruments evidencing the secured deby and in any riders despribed above and signed by me. I acknowledge receipt of a copy of this mortgage. BUELL S. RATLIFF SANDRA K. RATLIFF , County ss: ACKNOWLEDGMENT: STATE OF INDIANA On this _ , personally appeared he foregoing instrument. and acknowledged the exec My commission expires: County, India Resident of This instrument was prepared by: Randall H. Walker, V.P. © 1985 BANKERS SYSTEMS, INC., ST. CLOUD, MN (1-800-328-2342) FORM OCP-MTG-IN 3/22/89 **INDIANA**

01-87-31901

COVENANTS

- 1? Payments: I agree to make all payments on the secured debt when due; Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt exclusive of interest or principal, second, to interest and then to principal, If; partial prepayment of the secured debt occurs for any reason; It will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.
- 2. Claims against Title. I will pay all taxes, assessments, ilens, encumbrances, lease payments, ground rents, and other charges relating to the property when due. You may require me to provide to you copies of all notices that such amounts are due and the receipts evidencing my payments. I will defend title to the property against any claims that would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
- 3) Insurance: I will keep the property insured under terms acceptable to you at my expense and for your benefit. This insurance will include a standard mortgage clause in your favor. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion; to either the restoration or repair of the damaged property or to the secured debt: If you require mortgage insurance, leagues to maintain such insurance for as long as you require.
- 4. Property. I will keep the property in good condition and make all repairs reasonably necessary. I will give you prompt notice of any-loss or damage to the property.
- 5. Expenses. I agree to pay all your expenses, including reasonable attorneys' fees, if I breach any covenants in this mortgage or in any obligation secured by this mortgage. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
- 6. Default and Acceleration. If I fail to make any payment when due or breach any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may, at your option, accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
- 7. Assignment of Rents and Profits at assignite you, the rents and profits of the property. Unless we have agreed otherwise in writings I may collect and retain the rents as long as a mouth default, if default, you may, as provided by law, have the court appoint a receiver and the receiver, may take possession and manage the property and collect the rents income and profits. Any rents you collect shall be applied first to the costs of managing the property, including all taxes, assessments, insurance premiums, repairs, court costs and attorneys fees, commissions to rental agents; and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
- 8: Prior Security Interests: I will make payments when due and perform all other covenants under any mortgage, deed of trust; or other security agreement that has priority over this mortgage. I will not make or permit any modification or extension of any mortgage, deed of trust or other security interest that; has priority over this mortgage or any note or agreement secured thereby without your written consent. I will promptly deliver to your any notices I receive from any person whose rights in the property have priority over your rights.
- 8. Leaseholds; Condominiums; Planned Unit Developments. I agree to comply with the provisions of any lease if this mortgage is on a leasehold.
 If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by laws; or regulations of the condominium or planned unit development.
- 10. Authority of Mortgages to Perform for Mortgago, if I fall to perform any of my duties under this mortgage, or any other mortgage, deed of trusty lien or other security interest that has priority over this mortgage, you may perform the duties or cause them to be performed. You may sign my name or paylary amount is necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable) manner, you may do whatever its necessary to protect your security interest for the property. This may include completing the construction.

construction.
Your failure to perform willing preclude you from exercising any of your other rights but or this mortgage.

Any amounts paid by you to protectivour security interest of this mortage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect from time to time on the secured debt.

- 11. Inspection, You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.
- 12. Condemnation: I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Waiver: By exercising any remedy available to you, you do not give up your rights to later use any, other, remedy. By not exercising any remedy, if II default; you do not waive your right to later consider the event a default if it happens again it waive all rights of valuation and appraisement.
- 14: Joint and Several Liability: Co-signers; Successors and Asteria Seona. All duties under this mortgage are joint and several. If I signithis mortgage but do not sign the secured debt and by doing so, I'do not agree to be personally liable on the secured debt. I also sare that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

15. Notice. Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by first class, mail addressed to me shall be given by delivering it or by mailing it by first class, mail addressed to me at the Property Address or any other address that I tell you. I willing the any notice to you by certified mail to your address on the front side of this mortgage; or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

- 16. Transfer of the Property or a Beneficial Interest in the Mortgagor. If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
- 17. Release: When I have paid the secured debt in full and all underlying agreements have been terminated, you will, at my request, release this mortgage without charge to me. Except when prohibited by law, I agree to pay all costs to record the release.
- 18: Severability. Any provision or clause of this mortgage or any agreement evidencing the secured debt which conflicts with applicable law will not be effective unless that law expressly or impliedly permits variations by agreement. If any provision or clause of this mortgage or any agreement evidencing the secured debt cannot be enforced according to its terms, this fact will not affect the enforceability of the balance of the mortgage and the agreement evidencing the secured debt.