

**HOLD FOR:  
THE TITLE SEARCH CO.**

**REAL ESTATE MORTGAGE**

This mortgage made on: 04/13/94, between: **ROBERT C. KALUF AS TENANTS BY THE R.K. AND RUTH KALUF R.K. HUSBAND AND WIFE, ~~XSXXXXXXXXXXXX~~ ENTIRETIES** and **FORD CONSUMER FINANCE COMPANY, INC.**, whose address is 250 W. CARPENTER FRWY. IRVING, TX 75062 hereinafter referred to as: **MORTGAGOR(S)**, and hereinafter referred to as: **MORTGAGEE**.

WITNESSETH: Mortgagor(s) jointly and severally grants, bargains, sells, conveys and mortgages to Mortgagee, its successors and assigns, the real property hereinafter described, as security for the payment of a Note of even date herewith in the amount of \$ 32,256.72, together with interest as provided in the Note which has a final payment date of 04/18/99.

The property hereby mortgaged, and described below, includes all improvements and fixtures now attached together with easements, rights, privileges, interests, rents and profits.

TO HAVE AND TO HOLD the said property hereinafter described, with all the privileges and appurtenances thereunto belonging unto Mortgagee, its successors and assigns, forever; and Mortgagor(s) hereby covenants that Mortgagor(s) is seized of good and perfect title to said property in fee simple and has authority to convey the same; that the title so conveyed is clear, free and unencumbered except as hereinafter appears, and that Mortgagor(s) will forever warrant and defend the same unto Mortgagee against all claims whatsoever except those prior encumbrances, if any, hereinafter shown:

If Mortgagor(s) shall fully perform all the terms and conditions of this mortgage and shall pay in full in accordance with its terms, the obligations which this mortgage secures, then this mortgage shall be null, void and of no further force and effect.

**MORTGAGOR(S) AGREES:** To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of Indiana, acceptable to Mortgagee; which policy shall contain a loss-payable clause in favor of Mortgagee as its interest may appear, and if Mortgagor(s) fails to do so, it hereby authorizes Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of the indebtedness of Mortgagor(s) for a period not exceeding the term of such indebtedness and to charge Mortgagor(s) with the premium thereon; or to add such premium to the indebtedness of Mortgagor(s). If Mortgagee elects to waive such insurance, Mortgagor(s) agrees to be fully responsible for damage or loss resulting from any cause whatsoever. Mortgagor(s) agrees that any sums advanced for expended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mortgagor(s) further agrees: To pay all taxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property when due in order that no lien superior to that of this mortgage and not now existing may be created against the property during the term of this mortgage, and to pay, when due, all installments of interest and principal on account of any indebtedness which may be secured by a lien superior to the lien of this mortgage and existing on the date hereof; if Mortgagor(s) fails to make any of the foregoing payments, it hereby authorizes Mortgagee to pay the same on its behalf, and to charge Mortgagor(s) with the amount so paid, adding the same to the indebtedness of Mortgagor(s) secured hereby. To exercise due diligence in the operation, management and occupation of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property in its present condition and repair, normal and ordinary depreciation excepted.

If default be made in the terms or conditions of the debt or debts hereby secured or of any of the terms of this mortgage, or in the payment of any installments when due, or if Mortgagor(s) shall become bankrupt or insolvent; or make an assignment for the benefit of creditors, or have a receiver appointed; or should the mortgaged property or any part thereof be attached, levied upon or seized, or if any of the representations, warranties or statements of Mortgagor(s) herein contained be incorrect or if the Mortgagor(s) shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby secured shall, at Mortgagee's option, become immediately due and payable; without notice or demand, and shall be collectible in a suit at law or by foreclosure of this mortgage. In any case, regardless of such enforcement, Mortgagee shall be entitled to the immediate possession of the mortgaged property with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgagor(s) shall pay all costs which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which it may be a party by reason of the execution or existence of this mortgage and in the event of foreclosure of this mortgage, Mortgagor(s) will pay to the Mortgagee, in addition to taxable costs and a reasonable fee for the search made and preparation for such foreclosure, all other and further expenses of foreclosure and sale, including expenses, fees and payments made to prevent or remove the imposition of liens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to be sold.

No failure on the part of Mortgagee to exercise any of its rights hereunder, for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, successors, executors, administrators and assigns of the parties hereto.

The plural as used in this instrument shall include the singular where applicable.

The real property hereby mortgaged is located in: LAKE County, State of Indiana, and is described as follows:

Situated in Lake County, in the State of Indiana.

Lot 455, Lincoln Gardens, Twelfth Subdivision, as shown in Plat Book 42, page 98, in Lake County, Indiana.

Tax Unit 08 Key No. 15-0462-0018.  
IN WITNESS WHEREOF Mortgagor(s) has executed this mortgage on the day above shown:

X Robert C Kaluf  
ROBERT C. KALUF

X Ruth Kaluf  
RUTH KALUF

**ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP BORROWER**

STATE OF INDIANA, COUNTY OF PORTER, SS.

Before me, the undersigned, a notary public in and for said county and state, personally appeared ROBERT C. KALUF and RUTH KALUF, husband and wife, as tenants by the entireties and acknowledged the execution of the foregoing mortgage:

IN WITNESS WHEREOF I have hereunder subscribed my name and affixed my official seal this 13TH day of APRIL, 1994.

My commission expires: \_\_\_\_\_

Karen M. Smith  
NOTARY PUBLIC  
STATE OF INDIANA

NOTARY: PLEASE PRINT NAME AND COUNTY

This instrument was prepared by **CRYSTAL BAILEY OF FORD CONSUMER FINANCE COMPANY**

**KAREN M. SMITH  
NOTARY PUBLIC, STATE OF INDIANA  
ST. JOSEPH COUNTY  
MY COMMISSION EXPIRES AUGUST 2, 1997**

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Rev. 01/92

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SAMUEL ORLICH  
RECORDER

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD