

4

2003 105445



REAL ESTATE MORTGAGE

03075596

Name and Address of Mortgagor(s): JAMES R ROTZIEN DANA L ROTZIEN		Mortgagee: THE CIT GROUP/CONSUMER FINANCE, INC. 5750 CASTLE CREEK PKWY SUITE 170 INDIANAPOLIS, IN 46250	
9101 W 250 S LA PORTE, IN 46350			
Loan Number	Date	Date Final Payment Due	Principal Balance
9500325999	08/22/03	08/27/33	\$155,635.00

The words "I," "me" and "my" refer to all Mortgagors indebted on the Note secured by this Mortgage. The words "you" and "your" refer to Mortgagee and Mortgagee's assignee if this Mortgage is assigned.

MORTGAGE OF REAL ESTATE

To secure payment of a Note I signed today promising to pay you the Principal Balance as shown above together with interest at the rate in effect from time to time as provided in the Note secured by this Mortgage and any modifications, extensions and renewals thereof, each of the persons signing this Mortgage mortgages, grants and conveys to you the real estate described below, and all present and future improvements on the real estate and all easements, rights, appurtenances and rents, which is located in Indiana, County of LA PORTE:

which has the address of 9101 W 250 S, LA PORTE
(State) (City)
Indiana 46350 (the "Premises").
(Zip Code)

SEE ATTACHED LEGAL DESCRIPTION 'EXHIBIT A'

TERMS AND CONDITIONS:

PAYMENT OF OBLIGATIONS - If I pay my Note according to its terms, this Mortgage will become null and void.

TAXES - LIENS - INSURANCE - MAINTENANCE - I will pay, when they are due and payable, all taxes, security agreements (including mortgages), liens, assessments, obligations, water rates and any other charges against the Premises, whether superior or inferior to the lien of this Mortgage, maintain hazard insurance on the Premises in your favor in a form and amount satisfactory to you and maintain and keep the Premises in good repair at all times during the term of this Mortgage. You may pay any such tax, lien, assessment, obligation, water rates, premium or other charge (including any charge to maintain or repair the Premises) or purchase such insurance in your own name, if I fail to do so.

SEE PAGES 2 AND 3 FOR ADDITIONAL IMPORTANT TERMS

08/22/03 10:35 1666881

2-2470A (7/02) Indiana First Mortgage - Adjustable Rate

Initial(s) X DLR RR
Page 1 of 3

Specialty Title Services
8465 Keystone Crossing, Ste. 210
Indianapolis, In. 46240

15.00
LP
10.00

009818

The amount you pay will be due and payable to you on demand, will bear interest at the interest rate in effect from time to time as provided in the Note secured by this Mortgage if permitted by law or, if not, at the highest lawful interest rate, will be an additional lien on the Premises and may be enforced and collected in the same manner as the other obligations secured by this Mortgage. The insurance carrier providing the insurance referred to above will be chosen by me subject to your approval which will not be unreasonably withheld. All insurance policies and renewals must be acceptable to you and must include a standard mortgage clause. You will have the right to hold the policies and renewals. If you require, I will promptly give to you all receipts of paid premiums and renewal notices. In the event of a loss, I will give prompt notice to the insurance carrier and you. You may file a proof of loss if not made promptly by me. Insurance proceeds will be applied to the restoration or repair of the Premises damaged or, at your option, the insurance proceeds will be applied to the sums, secured by this Mortgage, whether or not then due, with any excess paid to me. If I abandon the Premises, or do not answer within ten (10) days, a notice from you that the insurance carrier has offered to settle a claim, then you may collect the insurance proceeds. The ten (10)-day period will begin when the notice is given.

TITLE - The Premises were conveyed to me by a deed which is to be, or has been, recorded before this Mortgage, and I warrant the title to the Premises. I further warrant that the lien created by this Mortgage is a valid and enforceable first lien, subordinate only to easements and restrictions of record on the date of this Mortgage, and that during the entire term of the indebtedness secured by this Mortgage, such lien will not become subordinate to anything else.

CONDEMNATION - The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation (the taking of my property for a public use) or other taking of any part of the Premises, or for conveyance in lieu of condemnation, are hereby assigned and will be paid to you and are subject to the lien of and secured by this Mortgage. In the event of a taking of the Premises, the proceeds will be applied to the sums secured by this Mortgage, whether or not then due, with any excess paid to me. If the Premises are abandoned by me, or if, after notice by you to me that the condemnor offers to make an award or settle a claim for damages, I fail to respond to you within ten (10) days after the date the notice is given, you are authorized to collect and apply the proceeds, at your option, either to the restoration or repair of the Premises, or to the sums secured by this Mortgage, whether or not then due.

DUE ON SALE OR ALTERATION - Except in those circumstances in which Federal law otherwise provides, I will not, without your consent, sell or transfer the Premises or alter, remove or demolish the buildings on the Premises, allow the Premises to deteriorate or commit waste.

DEFAULT - If I default in paying any part of the indebtedness secured by this Mortgage or if I default in any other way under this Mortgage or under the Note which it secures or on any other mortgage which covers the Premises, the entire unpaid principal balance and accrued and unpaid interest and any other amounts I then owe to you under this loan will become immediately due if you desire, without your advising me. If I am required to pay immediately in full as described above, I promise to pay your reasonable attorney's fee, if the loan is referred to an attorney, not your employee, for collection and all other reasonable costs and expenses you actually incur in collecting the loan or foreclosing on this Mortgage, to the extent permitted by law. If any money is left over after you foreclose on this Mortgage and deduct such attorney's fees and all other costs and expenses incurred, it will be paid to the persons legally entitled to it, but if any money is still owing, I agree to pay you the balance.

APPOINTMENT OF RECEIVER AND ASSIGNMENT OF RENTS - I agree that you are entitled to the appointment of a receiver in any action to foreclose on this Mortgage and you may also enter the Premises and take possession of them, rent them if the Premises are not already rented, receive all rents and apply them to the obligations secured by this Mortgage. I assign all rents to you but you agree that I may continue to collect the rents unless I am in default under this Mortgage or the Note.

RIGHTS CUMULATIVE - Your rights under this Mortgage will be separate, distinct and cumulative and none of them will be in exclusion of any other nor will any act of yours be considered as an election to proceed under any one provision of this Mortgage to the exclusion of any other provision.

NOTICES - I agree that any notice and demand may be given to me either in person or by mail.

RELEASE - Upon payment of all sums secured by this Mortgage, you shall release the Premises from the lien of this instrument. I shall pay recording costs to the extent permitted by applicable law.

EXTENSIONS AND MODIFICATIONS - Each of the persons signing this Mortgage agrees that no modification, renewal or extension of time or other variation of any obligation secured by this Mortgage will affect any other obligation under this Mortgage.

APPLICABLE LAW - This Mortgage is made pursuant to the Alternative Mortgage Transactions Parity Act of 1982 and applicable regulations. Otherwise, to the extent not preempted by such Act or regulations, this Mortgage is governed by Indiana law, and any other applicable federal law.

RECEIPT OF COPY - Each person signing this Mortgage acknowledges receipt of a completed and signed copy of this Mortgage.

SEE PAGES 1 AND 3 FOR ADDITIONAL IMPORTANT TERMS

JAMES ROTZIEN
08/22/03 10:35 1666881
2-2470B


Page 2 of 3

JRR
DLR

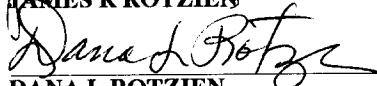
BINDING EFFECT - This Mortgage is binding on and inures to both your and my successors and assigns.

SEE PAGES 1 AND 2 FOR ADDITIONAL IMPORTANT TERMS

Signed this 22 day of August 2003.

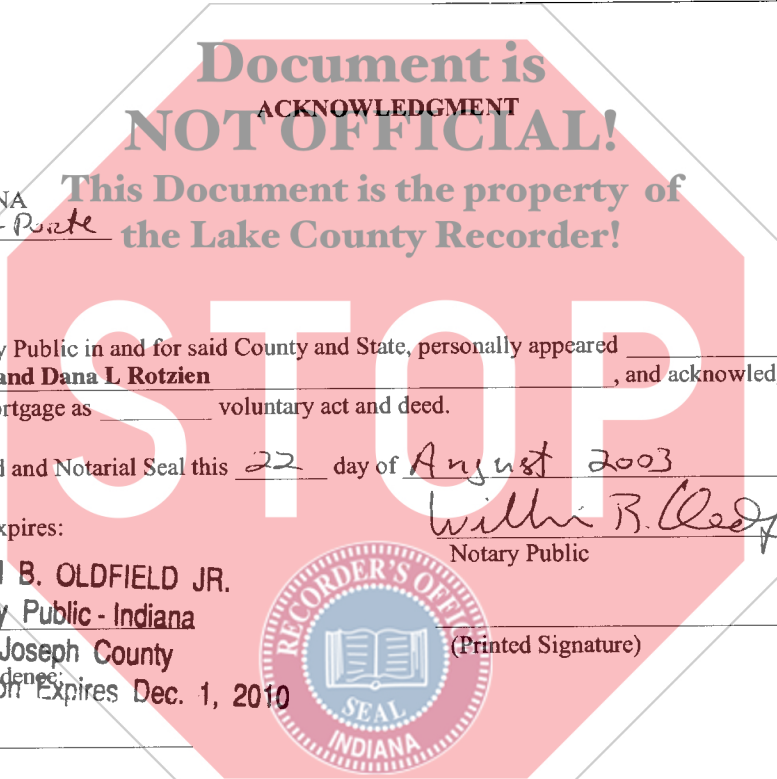


JAMES R ROTZIEN (Seal)



DANA L ROTZIEN (Seal)

(Seal)



STATE OF INDIANA **This Document is the property of**
COUNTY OF LA Porte **the Lake County Recorder!**

Before me, a Notary Public in and for said County and State, personally appeared James R Rotzien and Dana L Rotzien, and acknowledged the execution of the foregoing mortgage as _____ voluntary act and deed.

WITNESS my hand and Notarial Seal this 22 day of August 2003.

My Commission Expires: William B. Oldfield Jr.
Notary Public

WILLIAM B. OLDFIELD JR.
Notary Public - Indiana
St. Joseph County

(Printed Signature)

My Commission Expires Dec. 1, 2010
My County of Residence: _____

JENNIFER COLE of THE CIT GROUP/CONSUMER FINANCE, INC.

This instrument was prepared by and upon recording should be returned to:
THE CIT GROUP/CONSUMER FINANCE, INC.
P.O. BOX 630, MARLTON, NJ 08053-3941

CASE NO. 03075596

EXHIBIT A - LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 16, Township 36 North, Range 4 West of the 2nd Principal Meridian, LaPorte County, Indiana, being more particularly described as follows: commencing at a found cast iron monument marking the East Quarter corner of said Section 16; thence South 90 degrees 00 minutes 00 seconds West along the East and West centerline of said Section 16, a distance of 600.00 feet to a found survey nail for the place of beginning; thence South 90 degrees 00 minutes 00 seconds West continuing along the East and West centerline, a distance of 143.00 feet to a survey nail; thence North 01 degrees 20 minutes 31 seconds East, a distance of 171.94 feet to an iron rod; thence South 89 degrees 47 minutes 23 seconds East, a distance of 151.49 feet to an iron rod; thence South 15 degrees 06 minutes 37 seconds West, a distance of 48.00 feet to a found iron rod; thence South 00 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the place of beginning.

