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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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State of Indiana

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MICHAEL A. CROWN  
RECORDER

**MORTGAGE**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is .....June 10, 2005.....  
The parties and their addresses are:  
MORTGAGOR:

Kevin B. Ferguson and Catherine M. Ferguson, Husband and Wife

If checked, refer to the attached Addendum incorporated herein, for additional Mortgages, their signatures and acknowledgments.

LENDER:

Lake Federal Bank, FSB

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys, mortgages and warrants to Lender the following described property:

The Condominium Unit designated as 149 Carnoustie Lane, Country Club Villas of Briar Ridge, a Residential Condominium, according to the Declaration of Horizontal Property Regime thereof, dated August 14, 1987 and recorded in the Office of the Recorder of Lake County, Indiana, on October 5, 1987, as Document No. 941915, together with all of the appurtenances thereto and together with an undivided interest in the common areas and facilities.

The property is located in .....Lake..... at .....  
(County)  
..149 Carnoustie Lane..... Schererville....., Indiana .....46375.....  
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ ...100,000.00..... This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:  
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and include the final maturity date of such debt(s).)  
The promissory note from Kevin B. Ferguson and Catherine M. Ferguson to Lake Federal Bank, FSB, in the principal amount of \$100,000.00 dated June 10, 2005, with a final maturity of June 1, 2025.

B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically

INDIANA - HOME EQUITY LINE OF CREDIT MORTGAGE (NOT FOR FNMA, FHLMC, FHA OR VA USE)

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(page 1 of 4)

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Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgage, or any one or more Mortgage and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

C. All other obligations Mortgage owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgage and Lender.

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

In the event that Lender fails to provide any necessary notice of the right of rescission with respect to any additional indebtedness secured under paragraph B of this Section, Lender waives any subsequent security interest in the Mortgage's principal dwelling that is created by this Security Instrument (but does not waive the security interest for the debts referenced in paragraph A of this Section).

5. **MORTGAGE COVENANTS.** Mortgage agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Mortgage breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Mortgage's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

**Payments.** Mortgage agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

**Prior Security Interests.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgage agrees to make all payments when due and to perform or comply with all covenants. Mortgage also agrees not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

**Claims Against Title.** Mortgage will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgage to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgage's payment. Mortgage will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgage agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgage may have against parties who supply labor or materials to maintain or improve the Property.

**Property Condition, Alterations and Inspection.** Mortgage will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgage shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgage agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgage will not permit any change in any license, restrictive covenant or easement or Lender's prior written consent. Mortgage will notify Lender of all demands, proceedings, claims and actions against Mortgage, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgage notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgage will in no way rely on Lender's inspection.

**Authority to Perform.** If Mortgage fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgage appoints Lender as attorney in fact to sign Mortgage's name or pay any amount necessary for performance. Lender's right to perform for Mortgage shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

**Leaseholds; Condominiums; Planned Unit Developments.** Mortgage agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Mortgage will perform all of Mortgage's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

**Condemnation.** Mortgage will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgage authorizes Lender to intervene in Mortgage's name in any of the above described actions or claims. Mortgage assigns to Lender 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 shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

**Insurance.** Mortgage shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Mortgage subject to Lender's approval, which shall not be unreasonably withheld. If Mortgage fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payable clause." Mortgage shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgage shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgage shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgage.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgage. If the Property is acquired by Lender, Mortgage's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.



**Financial Reports and Additional Documents.** Mortgagor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender's lien status on the Property. In addition, Lender may file a financing statement signed by the Lender instead of Mortgagor with the appropriate public officials.

6. **WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, mortgage and warrant the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

7. **DUE ON SALE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, a transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable.

8. **DEFAULT.** Mortgagor will be in default if any of the following occur:

**Fraud.** Any Consumer Borrower engages in fraud or material misrepresentation in connection with the Secured Debt that is an open end home equity plan.

**Payments.** Any Consumer Borrower on any Secured Debt that is an open end home equity plan fails to make a payment when due.

**Property.** Any action or inaction by the Borrower or Mortgagor occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Mortgagor fails to maintain required insurance on the Property; (b) Mortgagor transfers the Property; (c) Mortgagor commits waste or otherwise destructively uses or fails to maintain the Property such that the action or inaction adversely affects Lender's security; (d) Mortgagor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed against the Property that is senior to the lien of this Security Instrument; (e) a sole Mortgagor dies; (f) if more than one Mortgagor, any Mortgagor dies and Lender's security is adversely affected; (g) the Property is taken through eminent domain; (h) a judgment is filed against Mortgagor and subjects Mortgagor and the Property to action that adversely affects Lender's interest; or (i) a prior lienholder forecloses on the Property and as a result, Lender's interest is adversely affected.

**Executive Officers.** Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.

9. **REMEDIES ON DEFAULT.** In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default. In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions.

At the option of the Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it happens again.

10. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** If Mortgagor breaches any covenant in this Security Instrument, Mortgagor agrees to pay all expenses Lender incurs in performing such covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest rate of interest in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. This amount does not include attorneys' fees for a salaried employee of the Lender. To the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Secured Debt as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.

11. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.

B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.

C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.

D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

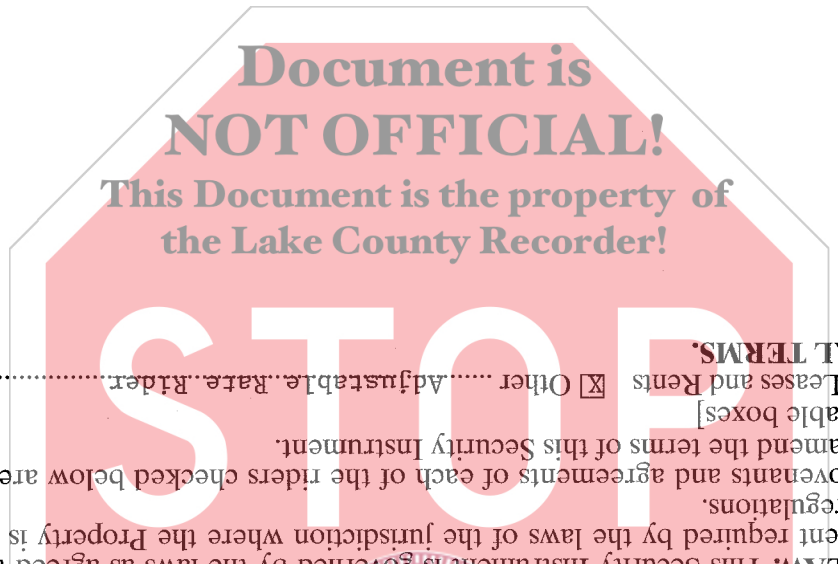
**12. ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Mortgagee will not be required to pay to Lender funds for taxes and insurance in escrow.

**13. JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Mortgagee signs this Security Instrument but does not sign an evidence of debt, Mortgagee does so only to mortgage Mortgagee's interest in the Property to secure payment of the Secured Debt and Mortgagee does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagee, Mortgagee agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagee or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagee and Lender.

**14. SEVERABILITY; INTERPRETATION.** This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachment, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.

**15. NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagee will be deemed to be notice to all mortgagees. **16. WAIVERS.** Except to the extent prohibited by law, Mortgagee waives and releases any and all rights and remedies Mortgagee may now have or acquire in the future relating to redemption, reinstatement, and the marshaling of liens and assets. Mortgagee waives all rights of valuation and appraisal. **17. LINE OF CREDIT.** The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released. **18. APPLICABLE LAW.** This Security Instrument is governed by the laws as agreed to in the Secured Debt, except to the extent required by the laws of the jurisdiction where the Property is located, and applicable federal laws and regulations.

**19. RIDERS.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. **20. ADDITIONAL TERMS.**  Assignment of Leases and Rents  Other  Adjustable Rate Rider



**SIGNATURES:** By signing below, Mortgagee agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagee also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

(Signature) Kevin B. Ferguson (Date) \_\_\_\_\_  
(Signature) Catherine M. Ferguson (Date) 6-10-05

Before me, Joyce Gurtatowski, a Notary Public, this 10th day of June, 2005, Kevin B. Ferguson and Catherine M. Ferguson, acknowledged the execution of the annexed mortgage.

My commission expires: 03/19/2008  
Joyce Gurtatowski, Notary Public, Lake County, Indiana

This instrument was prepared by Gerald R. Skrabala, President  
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**ADJUSTABLE RATE RIDER**

THIS ADJUSTABLE RATE RIDER is made this .....10th..... day of ..June.., 2005.....  
..... and is incorporated into and shall be deemed to amend and supplement  
the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given  
by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to ...  
..... Lake Federal Bank, FSB.....  
.....  
(the "Lender") of the same date and covering the property described in the Security Instrument  
and located at:  
.....149 Carnoustie Lane, Schererville, IN 46375.....  
[Property Address]

**NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH  
CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE  
INTEREST RATE. INCREASES IN THE INTEREST RATE WILL RESULT  
IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL  
RESULT IN LOWER PAYMENTS.**

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the  
Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. INTEREST RATE AND PERIODIC PAYMENT CHANGES**

The Note provides for an initial interest rate of .....6.00.....%. The Note provides  
for changes in the interest rate and the payments, as follows:

**3. PAYMENTS**

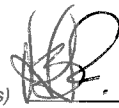
**(A) Periodic Payments**

I will pay principal and interest by making periodic payments when scheduled: (mark one):

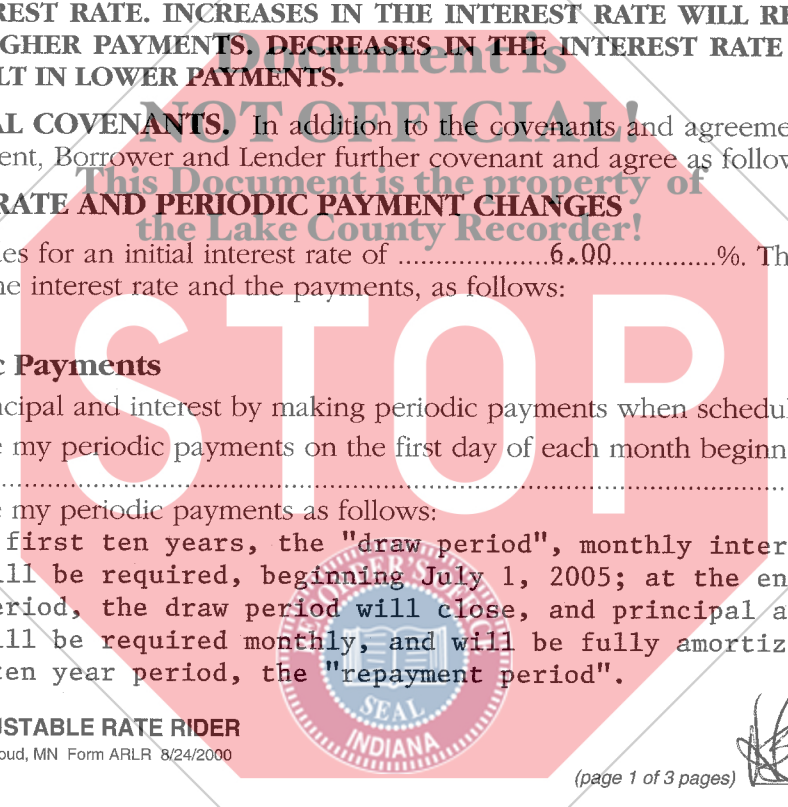
I will make my periodic payments on the first day of each month beginning on .....

I will make my periodic payments as follows:

During the first ten years, the "draw period", monthly interest only  
payments will be required, beginning July 1, 2005; at the end of  
the draw period, the draw period will close, and principal and interest  
payments will be required monthly, and will be fully amortized over the  
remaining ten year period, the "repayment period".



CMF





*CMF*

*[Signature]*

based upon comparable information. The Note Holder will give me notice of this choice.  
If the Index is no longer available, the Note Holder will choose a new index which is before each Change Date is called the "Current Index."

The most recent Index figure available as of the date  45 days  The last day of the month  
The Wall Street Journal Prime Rate

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is:

**(B) The Index**  
and on every ..... thereafter:  
 The interest rate I will pay may change ..... month thereafter.  
 The interest rate I will pay may change on the first day of July, 2005.

**(A) Change Dates**  
Each date on which my interest rate could change is called a "Change Date." (Mark one)

**4. INTEREST RATE AND PERIODIC PAYMENT CHANGES**

Changes in my periodic payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my periodic payment in accordance with Section 4 of the Note.

**(D) Periodic Payment Changes**  
This amount may change:  
Each of my initial periodic payments will be in the amount of U.S. \$..... interest only.

**(C) Amount of My Initial Periodic Payments**  
I will make my periodic payments at ..... or at a different place if required by the Note Holder.

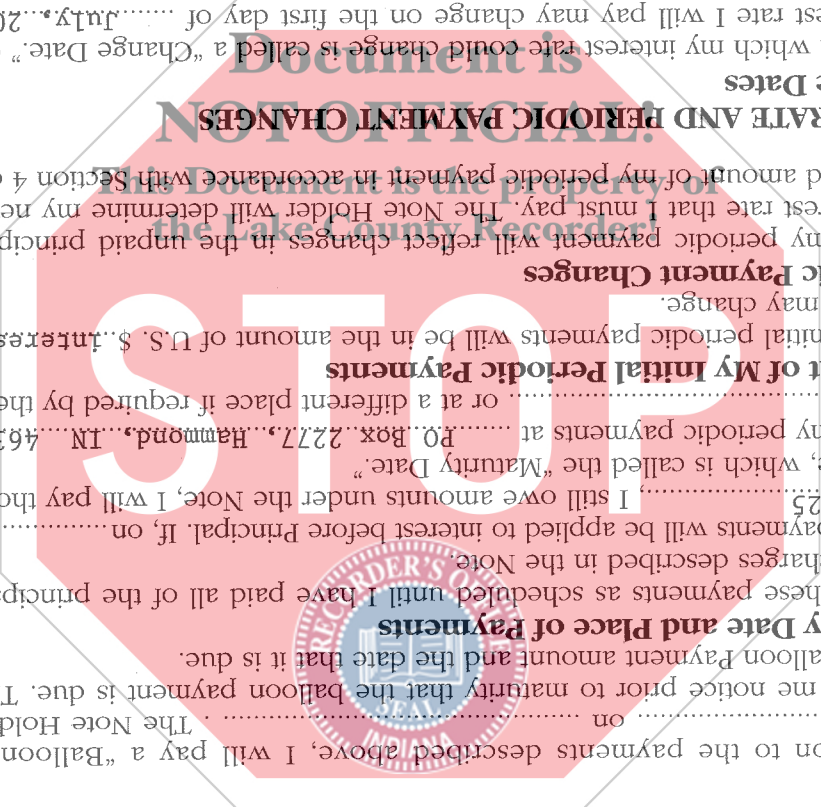
PO Box 2277, Hammond, IN 46323

full on that date, which is called the "Maturity Date."  
June 1, 2025

My periodic payments will be applied to interest before Principal. If, on ..... I still owe amounts under the Note, I will pay those amounts in  
and any other charges described in the Note.

**(B) Maturity Date and Place of Payments**  
I will make these payments as scheduled until I have paid all of the principal and interest  
state the Balloon Payment amount and the date that it is due.

In addition to the payments described above, I will pay a "Balloon Payment" of \$..... on ..... The Note Holder will deliver or mail to me notice prior to maturity that the balloon payment is due. This notice will



**(C) Calculation of Changes**

Before each Change Date, the Note Holder will calculate my new interest rate by .....zero..... percentage points (.....0.00.....%) to the Current Index. The result of this calculation:

- will not be rounded off.
- will be rounded off by the Note Holder to the nearest .....%.
- will be rounded off by the Note Holder up to the nearest .....%.
- will be rounded off by the Note Holder down to the nearest .....%.

Subject to the limitations stated in Section 4(D) below, this amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the periodic payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my periodic payment.

**(D) Limits on Interest Rate Changes**

- My interest rate will never be increased or decreased on any single Change Date by more than ..... percentage points from the rate of interest I have been paying for the preceding period.
- My interest rate will never be greater than ..... 21.00 .....% or less than ..... 0.00 .....%.

**(E) Effective Date of Changes**

My new interest rate will become effective on each Change Date. I will pay the amount of my new periodic payment beginning on the first periodic payment date after the Change Date until the amount of my periodic payment changes again.

~~**(F) Notice of Changes**~~

~~At least 25 days, but no more than 120 days, before the effective date of any payment change, the Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my periodic payment. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.~~

**B. FUNDS FOR TAXES AND INSURANCE**

Uniform Covenant 3 of the Security Instrument is waived by the Lender.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

.....  
Kevin B. Ferguson

(Seal)  
-Borrower

.....  
Catherine M. Ferguson

(Seal)  
-Borrower

## 1-4 FAMILY RIDER (Assignment of Rents)

THIS 1-4 FAMILY RIDER is made this 10<sup>th</sup> day of June 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Lake Federal Bank, FSB

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 149 Carnoustie Lane  
Schererville, IN 46375

[Property Address]

**1-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.** In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

**B. USE OF PROPERTY; COMPLIANCE WITH LAW.** Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

**C. SUBORDINATE LIENS.** Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

**D. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

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MULTISTATE 1-4 FAMILY RIDER - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
Form 3170 1/01

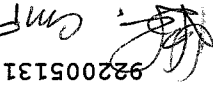
VMP<sup>®</sup>-57R (0401).01

Page 1 of 3

Initials: JS CMF

VMP Mortgage Solutions  
(800)521-7291



Initials:  9822005131

and Lender may invoke any of the remedies permitted by the Security Instrument agreement in which Lender has an interest shall be a breach under the Security Instrument or

**I. CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or Property shall terminate when all the sums secured by the Security Instrument are paid in full. default or invalidate any other right or remedy of Lender. This assignment of Rents of the at any time when a default occurs. Any application of Rents shall not cure or waive any Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so upon, take control of or maintain the Property before or after giving notice of default to Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter from exercising its rights under this paragraph.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender instrument pursuant to Section 9.

purposes shall become indebtedness of Borrower to Lender secured by the Security managing the Property and of collecting the Rents any funds expended by Lender for such If the Rents of the Property are not sufficient to cover the costs of taking control of and security.

derived from the Property without any showing as to the inadequacy of the Property as appointed to take possession of and manage the Property and collect the Rents and profits only those Rents actually received, and (vi) Lender shall be entitled to have a receiver (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for and other charges on the Property, and then to the sums secured by the Security Instrument; on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums shall be applied first to the costs of taking control of and managing the Property and unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured If Lender gives notice of default to Borrower, (i) all Rents received by Borrower shall be constitutes an absolute assignment and not an assignment for additional security only.

tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents pursuant to Section 22 of the Security Instrument, and (ii) Lender has given notice to the Borrower shall receive the Rents until: (i) Lender has given Borrower notice of default each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are **H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.**

leasehold. in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a terminate the existing leases and to execute new leases, in Lender's sole discretion. As used of the Property. Upon the assignment, Lender shall have the right to modify, extend or to Lender all leases of the Property and all security deposits made in connection with leases **G. ASSIGNMENT OF LEASES.** Upon Lender's request after default, Borrower shall assign Section 6 concerning Borrower's occupancy of the Property is deleted.

**F. BORROWER'S OCCUPANCY.** Unless Lender and Borrower otherwise agree in writing,

**E. "BORROWER'S RIGHT TO REINSTATE" DELETED.** Section 19 is deleted.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

Kevin B. Ferguson (Seal)  
Kevin B Ferguson -Borrower

Catherine M. Ferguson (Seal)  
Catherine M Ferguson -Borrower

\_\_\_\_ (Seal)  
-Borrower

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-Borrower

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-Borrower

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-Borrower

