

BANK OF INDIANA, N.A.
COMMERCIAL LOAN DEPARTMENT
1000 E. 80th Place
Merrillville, IN 46410

B-389646 INV 251434

REAL ESTATE MORTGAGE

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

Q 6158012

THIS INDENTURE WITNESSETH, that Bruce S. Archart and Beverly J. Archart, husband and wife, 15712 White Oak Avenue, Lowell, Indiana 46356
of Lake County, State of Indiana, whether one or more herein called
Mortgagor, MORTGAGES AND WARRANTS TO Bank of Indiana N.A.
with an office located at P.O. Box 349 Cedar Lake, Indiana 46303
hereafter called the Mortgagor, the following described real estate in Lake
County, State of Indiana, to-wit: The South 10 acres of the North half of the
Northeast quarter of the Northeast quarter of Section 7, Township 33 North,
Ranges 9 West of the 2nd P.M., in Lake County, Indiana

together with all buildings, improvements, appurtenances, and fixtures attached,
erected or used in connection with the real estate or hereafter acquired, attached,
erected, appurtenant or used in connection with the real estate, and together with
all rents, issues, income, profits, rights, privileges, interests, easements and
hereditaments thereto.

This mortgage is given to secure the payment of Mortgagors Promissory Note payable
to the Mortgagor dated January 13, 1981 in the amount of Twenty Thousand
Dollars and .00/100th (\$ 20,000.00)
with a final payment due and payable on July 15, 1981 together with
interest and any extensions or renewals thereof and likewise to secure the performance
by the Mortgagor of all of Mortgagors covenants, agreements, premises, payments,
and conditions contained in this mortgage, or the Note it secures, or any other
instruments signed by the Mortgagor in conjunction with the indebtedness secured
by this mortgage, and likewise to secure any and all future indebtedness of the
Mortgagor to the Mortgagor, which indebtedness refers to this Real Estate Mortgage.

The Mortgagor for himself, his heirs, executors, administrators, successors, and
assigns covenants and agrees with said Mortgagor, its successors and assigns as
follows:

1. If there is a default in the payment of any indebtedness hereby secured
or in the performance of any of the Mortgagor's covenants set forth in this mortgage
or other instruments signed in conjunction with the indebtedness this mortgage
secures, or if Mortgagor should abandon the aforesaid property, or if said real estate
or any part thereof should be attached, levied upon or seized, or if the Mortgagor
should become bankrupt or insolvent or make an assignment for the benefit of creditors,
or if a receiver should be appointed for the Mortgagor, then the entire indebtedness
aforesaid shall, at Mortgagor's option, become immediately due and payable, without
notice or demand, and the real estate shall be subject to foreclosure of this mortgage,
and the Mortgagor if it elects to foreclose the same shall become entitled to the
immediate possession of the aforesaid property together with the rents, issues, income
and profits therefrom and all amounts due are payable without relief from valuation
or appraisal laws and Mortgagor will pay all costs and attorneys' fees incurred
by Mortgagor in the enforcement of the terms of the abovementioned mortgage.
2. For the duration of any indebtedness hereby secured: (a) the Mortgagor
will keep the aforesaid property in its present state of repair, normal wear and
tear excepted; (b) Mortgagor will pay all taxes and assessments imposed on the
said property and will otherwise take such action and exercise such forbearance
as may be necessary in order that the said property shall not hereafter become
subject to any lien or encumbrance superior to this Mortgage; (c) Mortgagor will
procure and maintain insurance with insurance companies acceptable to Mortgagor,
against damage to or destruction of the improvements included in said real estate by
fire or windstorm or by any cause customarily included in the term "extended coverage",
such insurance to be in a sum not at any time less than the value of such improvements
or the total of the indebtedness then hereby secured plus all taxes, assessments and
indebtedness then secured by any liens or encumbrances superior hereto on such real estate,
whichever is smaller, and to be payable to the Mortgagor as its interest may appear;
(d) Mortgagor will deliver the policy or a certificate evidencing said insurance to
the Mortgagor and will allow Mortgagor possession of the same, and a Mortgagor may
collect the proceeds of any insurance.

5. If the Mortgagor shall fail to make any payment or to obtain any insurance, service or materials necessary for the performance of any of Mortgagor's covenants above set forth, then the Mortgagor at its option may do so, and its expenditures for any such purpose shall be added to and become part of the indebtedness hereby secured. Any amount so added shall, from the date of payment thereof by the Mortgagor, bear interest at the rate of interest set forth in the indebtedness.

The Mortgagor at its option may extend the time for the payment of any indebtedness hereby secured, or reduce the payments thereon, or accept a note or renewal note therefor, or release any part of the security, or any person liable for the indebtedness, without consent of any junior lienholder, and without the consent of the Mortgagor. No such extension, reduction, renewal or release shall efface the priority of this Mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to the Mortgagee. No delay by the Mortgagor in the exercise of any of its rights hereunder shall preclude the exercise thereof so long as the mortgage is in default hereunder and no failure of the Mortgagor to exercise any of his rights because of one default shall preclude the exercise thereof for a subsequent default. The Mortgagor may enforce any one or more of its rights or remedies hereunder successively or concurrently.

except as to (a) real estate taxes not yet due, (b) usual easements, covenants and restrictions of record, (c) Real Estate Mortgage dated June 1970 from Mortgagor to Security Federal in the original amount of Twenty-eight Thousand Dollars and 00/100th which mortgage is not in default and has an unpaid balance of \$ 22,125.03.

above, or any other mortgage or encumbrance and that prior mortgage or encumbrance is in default or is foreclosed upon, or in the event Mortgagor without Mortgagess prior written consent sell or transfer any interest in this real estate then at the option of the Mortgagess this Mortgage and the Note or Notes or indebtedness it secures shall become immediately due and payable in full and further that the Mortgagess may immediately foreclose this Mortgage, all without any notice or demand whatsoever.

Mortgagor and the heirs, personal representatives, successors, and assigns of the Mortgagor, and shall inure to the benefit of the Mortgagor and its successors and assigns. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

day of January
Bruce B. Culbert

Bennie G. Jackson
Severly Fredette

ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP MORTGAGOR

STATE OF INDIANA)
COUNTY OF Lake) SS:

Before me, Jean Eberle, a Notary Public in and for said County and State, on this 13 day of January, A.D., 1981, personally appeared Bruce B. Arenart and Beverly J. Arenart.

personally known to me, and known to me to be the person(s), and (is) (are) described
in and who executed the foregoing mortgage, and acknowledged the same to be (his)
(their) voluntary act and deed for the uses and purposes therein set forth.
WITNESS my hand and official seal

try someplace else.
JAN 20 1965

Very Com. Edward Johnson

Society Suite

This Instrument prepared by: Jean Eberle