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SECURITY MORTGAGE

THE FIRST BANK OF WHITING
HIGHLAND OFFICE
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THIS INDENTURE WITNESSETH THAT The L. Keilman Company, an Indiana Corporation, hereinafter called "Mortgagor", does hereby mortgage and secure unto Roland Keilman and Marilyn Keilman, Gerald Keilman and Mary Claire Keilman, of Lake County, Indiana, hereinafter called "Mortgagees", the following described real estate in Lake County, Indiana, to-wit:

Lot 1, Block 4, Town of Dyer, as shown in Miscellaneous Record "A", page 251, in Lake County, Indiana.

Lots 2 and 3, Block 4, in the Town of Dyer, as shown in Miscellaneous Record "A", page 251, in Lake County, Indiana.

Lot 22, Block 4, Town of Dyer as shown in Miscellaneous Record "A", page 251, in Lake County, Indiana.

Part of the fractional Southwest Quarter of Section 12, Township 35 North, Range 10 West of the Second Principal Meridian, described as:

Commencing at a point on the center line of the Joliet and Northern Indiana Railroad as now constructed 724 feet East of the West line of said tract; thence South 150 feet; thence East on a line parallel with the center line of said railroad 1160 feet to the East line of said tract; thence North 386.5 feet; thence West on a line parallel with said railroad 1160 feet; thence South 236.5 feet to a point on the center line of the said railroad which is the place of beginning excepting where the North 254.5 feet in Lake County, Indiana.

It is agreed that this Mortgage is a continuing Security Mortgage under the terms of that certain Guaranty Agreement executed by and between The L. Realman and Company and the aforementioned Mortgagees, dated the 5th day of August 1981, guaranteeing the faithful performance of all the terms and conditions of a certain Contract for the purchase of 62 2/3 shares of the outstanding common stock of The L. Keilman Company by Carmella Rhodes, Andrew Rhodes,

Norma Beiriger and Joseph Beiriger from the Mortgagees herein which Contract is dated the 5th day of August 1981, and is in the amount of One Hundred Six Thousand Five Hundred Fifty-Three Dollars (\$106,553.00).

At any time after the Contract For Conditional Purchase of Stock mentioned herein is paid in full, the Mortgagees will release this Mortgage of record upon the written request of Mortgagor.

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THE FIRST BANK OF WHITING HIGHLAND DEFICE

Mortgagor expressly agrees to guarantee the payment of monics due under the aforementioned secured contract secured by this Mortgage without relief from valuation or appraisement laws, and agree if any part of said guaranteed debt, either principal or interest, shall not be paid when due, then all of said debt shall at the option of the Mortgagees become immediately due and collectible, and this Mortgage may be foreclosed accordingly, subject only to that certain real estate mortgage held by the First Bank of Whiting dated the state day of second further agrees that until all of said guaranteed debt shall be paid, Mortgagor shall keep all legal taxes and charges against said real estate paid as the same shall become due. It is agreed that upon failure of the Mortgagor to pay the taxes as they shall become due, the Mortgagees may pay such taxes and the amounts so paid therefor, together with 12% interest thereon from the date of payment, shall be and become a part of the guaranteed debt secured by this mortgage.

THE L. KEILMAN COMPANY

By: Asech Beiriger

President Joseph Beiriger

ATTESTED TO:

By: Morma Beiriger

SECRETARY Norma Beiriger

STATE OF INDIANA)

OUNTY OF LAKE

SS:

(luguet, 1981.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, this

NOTARY PUBLIC

Allen B. Zavemba

My Commission Expires:

Resident of:

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