

Bay 312

REAL ESTATE MORTGAGE

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THIS MORTGAGE made this 29th day of November, 1982, by and between

Paul E. Patchett and Beverly J. Patchett (also known as Jean Patchett),
husband and wife

(hereafter jointly and severally referred to as "Mortgagor"), of Lake County, Indiana
and LaPorte Production Credit Association
whose principal office is at LaPorte, Indiana

a corporation created under an act of Congress
(hereafter referred to as "Mortgagee"), WITNESSETH that Mortgagor in consideration of ONE DOLLAR and other valuable
consideration, the receipt and sufficiency of which being hereby acknowledged, does MORTGAGE and WARRANT unto the
Mortgagee, the following described real estate, together with its rents, issues and profits and all buildings, improvements, fixtures
and crops thereon or hereafter erected thereon, and all rights, appurtenances, privileges, interests, easements, minerals, including
coal, oil and gas and all rights therein including mineral and oil and gas leases, timber and hereditaments thereto belonging,
situated in Cedar Creek Township, Lake

County, State of Indiana (sometimes hereafter called the "Mortgaged Premises"):

The West 44 Acres off the West end of the following described tract; The Southeast Quarter
of the Northeast Quarter and that part of the Southwest Quarter of the Northeast Quarter
described as follows: Commencing at the Northeast corner of said Quarter Quarter Section;
thence South 80 rods; thence West 66 rods to the center of Stanton ditch; thence North
bearing East along ditch 67 1/4 rods to the center of an 18 foot ditch; thence East
bearing North along said ditch 46 1/2 rods to the place of beginning, all in Section 14,
Township 32 North, Range 9 West of the 2nd Principal Meridian, except the North 2 rods of
said Southeast Quarter of the Northeast Quarter conveyed to John Anderson in Deed Record 63,
page 32, and except the parcel of land conveyed to Warren W. Dickinson in Deed Record 45,
page 499, (East 42 rods of the Southeast Quarter of the Northeast Quarter), in Lake County,
Indiana.

This Mortgage is made to secure the payment without relief from valuation and appraisal laws,

FIRST, of the indebtedness due from

to the Mortgagee in the principal sum of One Hundred Eighty Thousand and no/100-----
dollars

(\$ 180,000.00), which the Mortgagee has advanced, or has obligated itself to advance, evidenced by the
following described promissory note(s) executed by the aforementioned person(s) and bearing interest from the interest
beginning date of said note(s) as therein specified:

Principal Amount	Date of Note	When Due	Principal Amount	Date of Note	When Due
\$180,000.00	11/29/82	11/29/83			

Together with any renewals and extensions, partial or otherwise,;

SECOND, To secure the payment of all unpaid balances of any additional or other loan advances which the Mortgagee may
make under provisions of notes secured hereby, to the aforementioned person, no matter how the same may be
evidenced; and

THIRD, To secure unpaid balances of any loans made in the future by Mortgagee to the aforementioned person, at the request of
the aforementioned person, Mortgagor or his successor in title, no matter how such loans may be evidenced.

In all cases the secured debt includes advancements to protect the security, expenses of collection and a reasonable
attorney's fee. The parties hereto agree and intend that this Mortgage shall secure unpaid balances of any loans or advances made
by Mortgagee to the aforementioned person(s) not to exceed the maximum amount outstanding at any one time of

Five Hundred Thousand and no/100-----
Dollars (\$ 500,000.00) in the aggregate and exclusive

of interest thereon. If the unpaid balance at any time exceeds such amount, then this Mortgage shall secure that portion of the
outstanding balance which does not exceed such amount.

The Mortgagor further covenants and agrees with the Mortgagee, as follows:

1. NO LIENS OR ASSESSMENTS. Not to permit any lien or assessment other than current taxes not delinquent to
encumber the Mortgaged Premises.

2. INSURANCE. To maintain insurance on all buildings and other improvements on the Mortgaged Premises against
damage by fire, windstorm or other normal risks under extended coverage in companies and amounts satisfactory to Mortgagee.
All policies evidencing such insurance shall have attached thereto standard Mortgagee riders making such insurance payable to
Mortgagee as its interest may appear, and shall provide for at least ten (10) days' prior written notice of cancellation or material
change in coverage to Mortgagee. All such policies or appropriate certificates, at Mortgagee's request, shall be deposited with
Mortgagee.

3. MAINTENANCE, WASTE, USE, ALTERATIONS AND ENCUMBERED PERSONALTY To keep all buildings, fences
and other improvements on the Mortgaged Premises in as good repair and condition as the same are in at this date, and to
promptly, repair, rebuild or restore any part damaged or destroyed and to permit no waste, and especially no cutting of timber
or removal of oil, gas, coal or other minerals except for the actual needs of the property. Mortgagor shall not make or permit,
without Mortgagee's written consent (A) any use of the Mortgaged Premises for any purpose other than that for which the same
is now used or as identified to Mortgagee as intended to be used; (B) any substantial alterations of the buildings, improvements,
fixtures, apparatus, machinery, and equipment now or hereafter erected or located upon the said premises; (C) any purchase, lease
or agreement under which title is reserved in the vendor respecting any fixtures, apparatus, machinery equipment, or personal
property to be placed in or upon any of the buildings or improvements on the Mortgaged Premises unless any such interest is
subordinated to the lien of this Mortgage, and Mortgagor shall execute and deliver, from time to time, such further instruments
as may reasonably be requested by Mortgagee in order to confirm the priority of this mortgage lien.

4. APPOINTMENT OF RECEIVER. Mortgagor acknowledges the propriety of, and consents to, the appointment of a
receiver for the Mortgaged Premises upon seven days' notice in the event that any action is commenced involving the
Mortgaged Premises or to foreclose this Mortgage.

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RECORDS & DEEDS
CLERK

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5. CONDEMNATION. In the event of a public taking or condemnation respecting any part of the Mortgaged Premises by proper authority, any damages paid or award allowed shall, at the option of the Mortgagee, be applied first toward the satisfaction of the Mortgage.

6. ADVANCEMENTS BY MORTGAGEE. Mortgagee may, at its option, advance and pay all sums necessary to protect and preserve the Mortgaged Premises. All sums so advanced by the Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest from the date or dates of payment at the default rate provided in the notes secured hereby. Such sums may include, but are not limited to, insurance premiums, taxes, assessments and liens which may be, or become prior and senior to this Mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorneys' fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this Mortgage or to the Mortgaged Premises.

EVENTS OF DEFAULT AND ACCELERATION. Time is of the essence of this agreement. The occurrence of any of the following shall constitute a default under this Mortgage.

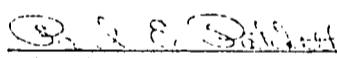
- A. Nonpayment or nonperformance of any of the obligations secured hereby or of any covenant under this Mortgage.
- B. Any warranty, representation or statement made or furnished to Mortgagee by, or on behalf of, Mortgagor in connection with this Mortgage or to induce Mortgagee to make any loan, advancement or other extension of credit to Mortgagor which is untrue or misleading in any material respect as of the date when made or furnished.
- C. Any substantial uninsured loss, theft, damage or destruction of the Mortgaged Premises, or the making of any levy, seizure or attachment against it.
- D. The death, dissolution or termination of existence of Mortgagor (except a technical dissolution which is cured within 30 days); or the insolvency or business failure of Mortgagor; or the admission by Mortgagor in writing of an inability to pay debts as they become due; or the appointment of a receiver or trustee for any part of the property of Mortgagor; or an assignment for the benefit of Mortgagor's creditors; or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Mortgagor or against any guarantor or surety for Mortgagor or any part of the obligations, secured hereby, or if the Mortgagor shall abandon the Mortgaged Premises.
- E. Default by Mortgagor in the payment of any indebtedness of Mortgagor for borrowed money, other than any of the obligations secured hereby or the acceleration of the maturity date of any such indebtedness of Mortgagor.
- F. Mortgagee's reasonably deeming any of the obligations secured hereby to be insecure for any other reason.

Upon any default the entire indebtedness secured hereby shall become immediately due and payable at the option of the Mortgagee, without notice, and this Mortgage may be foreclosed accordingly. Upon such default and acceleration the Mortgagee may continue the abstract of title to the Mortgaged Premises, or obtain other appropriate title evidence, and may add the cost thereof to the principal balance due.

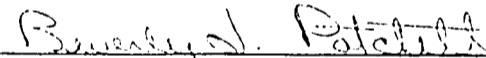
NONWAIVER; REMEDIES. Delay by the Mortgagee in the exercise of any of its rights hereunder shall not preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of its rights hereunder shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of its rights or remedies hereunder successively or concurrently.

IN GENERAL. The Mortgagee may extend the time for payment of the indebtedness, or reduce the payments thereon, or accept a renewal note or notes therefor without consent of any junior lienholder, and without the consent of the Mortgagor if the Mortgagor has then parted with title to the Mortgaged Premises. No such extension, reduction or renewal shall affect 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. The titles of the paragraphs in this instrument are for convenience only, and do not limit the contents of such paragraphs. All rights and obligations hereunder shall extend to, and be binding upon, the several heirs, representatives, successors and assigns of the parties to this Mortgage. When applicable, use of the singular form of any word shall mean or apply to the plural, and masculine form shall mean and apply to the feminine or the neuter.

IN WITNESS WHEREOF, the Mortgagor has executed this mortgage as of the day and year first above written.



 Paul E. Patchett



 Beverly J. Patchett

(FOR INDIVIDUALS)

STATE OF INDIANA }
COUNTY OF Lake } SS:

Before me the undersigned, a Notary Public in and for said State and County, this day personally appeared Paul E. Patchett and Beverly J. Patchett (also known as Jean Patchett), who acknowledged the execution of the foregoing mortgage.

WITNESS my hand and seal this 21st day of December, 19 82.

My commission expires: 5-14-85 County of residence: Lake

 _____ (Kathy L. Little) Notary Public

(FOR INDIVIDUALS)

STATE OF INDIANA }
COUNTY OF _____ } SS:

Before me the undersigned, a Notary Public in and for said State and County, this day personally appeared _____, who acknowledged the execution of the foregoing mortgage.

WITNESS my hand and seal this _____ day of _____, 19 _____.

My commission expires: _____ County of residence: _____
 _____ (_____) Notary Public

RECEIVED FOR RECORD ON THE _____ day of _____, 19 _____ at _____ O'clock _____ M and RECORDED _____ 19 _____ in MORTGAGE BOOK _____ Page _____

County Recorder _____