

REAL ESTATE MORTGAGE

SECURITY PACIFIC FINANCE CORP.

787520

521 EAST 86th AVE.

SUITE V

MERRILLVILLE, IN 46410

THIS INDENTURE WITNESSETH, That Emery W. Knopf

of Lake County, in the State of Indiana

Mortgage and Warrant to Security Pacific Finance Corp., the following described Real Estate in Lake County, in the State of Indiana, as follows, to-wit.

Part of the South half of the Southeast Quarter of the Northeast Quarter of Section 20, Township 35 North, Range 8 West of the 2nd P.M., described as: Commencing at a point on the North line of State Road 30, which is 12 rods West of the East line of Said tract and running thence North 661.32 feet, more or less, to the North line of said tract; thence West 66 feet; thence South 661.32 feet, more or less, to the North line of said State Road No. 30; thence East 66 feet to the place of beginning in Lake County, Indiana. More commonly known as: 1592 West 81st Avenue Merrillville, IN 46410

including all buildings or improvements thereon (or that may hereafter be erected thereon), and the rents, issues and profits thereof, together with all rights, privileges and appurtenances thereto, to secure the payment of Twenty-three thousand eight hundred fifty one 32/100 dollars, as evidenced by a Note of even date herewith; and the mortgagor expressly agrees to pay the sum of money above secured, without relief whatever from valuation or appraisal laws of the State of Indiana; and upon failure to pay said note, or any part thereof, when due, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then all of said note to be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until all of said note is paid, said mortgagor will keep all legal taxes and charges against said premises paid as they become due. Mortgagor shall keep all improvements now or hereafter erected on the property continuously insured against loss or fire or other hazards in an amount not less than the total obligation secured hereby. All policies shall be held by the mortgagee and be in such companies as the mortgagee may approve, and have loss payable first to the mortgagee as his interest may appear and then to the mortgagor, and failing to do so, said mortgagee may pay said taxes or insurance, and the amount so paid, with interest thereon at the rate in the note, shall be a part of the debt secured by this mortgage.

Should the mortgagor or its successor in interest without the consent in writing of the mortgagee sell, transfer, or convey, or permit to be sold, transferred or conveyed, by agreement for sale or in any manner, its interest in the property (or any part thereof), then mortgagee may declare all sums secured hereby immediately due and payable, subject to applicable law. This provision shall apply to each and every sale, transfer, or conveyance, regardless of whether or not mortgagee has consented to, or waived, its rights hereunder, whether by action or non action in connection with any previous sale, transfer or conveyance whether one or more. Failure to exercise such option shall not constitute a waiver of the right to exercise such option in a later event.

ADDITIONAL COVENANTS.

STATE OF INDIANA/S.S. NO. LAKE COUNTY FILED FOR RECORD JAN 8 1 29 PM '85 RRDOLPH CLAY RECORDER

The masculine gender shall include the feminine and the neuter, the singular shall include the plural, and the plural shall include the singular, as used herein, where the context of the word and the circumstances in regard to the party or parties so require.

In Witness Whereof, the said mortgagor has hereunto set his hands and seal this 7th day of January

19 85. [Signatures of Kathy J. Dietz and Emery W. Knopf] WITNESS [Signature of Judi K. Lawrence] EMERY W. KNOPF

STATE OF INDIANA Lake COUNTY, ss: Before me, the undersigned a Notary Public in and for said County this 7th day of January, 19 85 personally appeared Emery W. Knopf and acknowledged the execution of the above and foregoing Mortgage.

Witness my hand and Notarial Seal. My commission expires 7/14/87 [Signature of Kathy J. Dietz] Kathy J. Dietz Notary Public I reside in Lake County Indiana. This instrument prepared by: Judi K. Lawrence