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MERCANTILE NATIONAL BANK
OF INDIANA
HAMMOND, INDIANA

TICOR TITLE INSURANCE
Crown Point, Indiana

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That Wa-Ko, Inc., an Indiana Corporation

of Lake County, in the State of Indiana
Mortgage and Warrant to Mercantile National Bank of Indiana, a Corporation organized and existing under the laws of the United States of America of Lake County, in the State of Indiana, the following described Real Estate in Lake County, in the State of Indiana, as follows, to-wit:

Lots 31 to 39, both inclusive, in Block 5 in Broadway Realty and Investment Co's Addition to Gary, as per plat thereof, recorded in Plat Book 9, Page 31, in the Office of the Recorder of Lake County, Indiana.

together with the tenements, appurtenances and rights thereunto belonging, together with the rents therefrom, to secure the payment of one promissory note, of even date, in the amount of Forty-Five Thousand and No/100 DOLLARS, (\$45,000.00), made and executed by the mortgagor, payable to the order of the mortgagee, in accordance with the terms as set out in said promissory note.

In the event of a proceeding to foreclose this mortgage, the Mortgagor agrees to pay reasonable attorneys fees and such other expenses necessarily a part of such proceeding.

The lien of this mortgage shall include all equipment and appliances located on said real estate whether now or hereafter attached to or used in said real estate. In the event of a foreclosure, the Mortgagee may apply for a Receiver who shall take possession of the above real estate, and collect the rents therefrom, and complete said structure, and such receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to discharge the indebtedness due and the mortgagor expressly agree to pay the sum of money above secured, without relief from valuation or appraisal laws; and upon failure to pay any one of said notes, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then all of said notes are to be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until all of said notes are paid, said mortgagor will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as their interest may appear and the policy duly assigned to the mortgagee, in the amount of Forty-Five Thousand and No/100----- Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with 2 per cent interest thereon, shall be a part of the debt secured by this mortgage.

In Witness Whereof, the said mortgagor have hereunto set their hands and

seal this 19th day of December 1985.

Wa-Ko, Inc., an Indiana Corporation
(Seal) BY: *Verne E. Washburn* (Seal)
Verne E. Washburn, President

(Seal) Attested By: (Seal)

(Seal) *Rosalee Washburn* (Seal)
Rosalee Washburn, Secretary

STATE OF INDIANA, LAKE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 20th day of December 1985, came

Verne E. Washburn, President and
Rosalee Washburn, Secretary
Wa-Ko, Inc., an Indiana Corporation

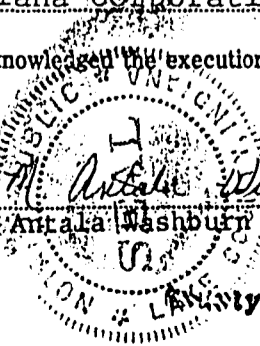
and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal

My Commission expires 8/14/86

Cynthia M. Antala Washburn Notary Public
Cynthia M. Antala Washburn

This instrument prepared by: V. F. Holzhall



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