

872183 REAL ESTATE MORTGAGE

This indenture witnesseth that JOHN P. MUEHLMAN and STEPHEN J. MARKOVICH,

of Lake County, Indiana, as MORTGAGOR,

Mortgage and warrant to SHIRLEY M. BROWN and JOHN P. MUEHLMAN, as joint tenants with right of survivorship,

of Lake County, Indiana, as MORTGAGEE,

the following real estate in Lake County State of Indiana, to wit:

Lot C and the North one-half (1/2) of Lot D, in the resubdivision of the East one-half (1/2) of Block Twelve (12) in Jackson Terrace Addition to the City of Hammond, Lake County, Indiana.

AUG 29 10 30 AM '86
RUDDOLPH GLAY
RECORDER
LAKE COUNTY
FILED & RECORDED

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness: One (1) promissory note in the principal sum of Forty Thousand (\$40,000.00) Dollars bearing even date herewith, executed by the mortgagors and payable to the mortgagees in monthly installments, including interest, commencing October 1, 1986.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance hereinafter stipulated, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes and charges against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing, with loss payable clause in favor of the Mortgagee, and will, upon request, furnish evidence of such insurance to the Mortgagee, and, failing to do so, the Mortgagee may pay said taxes or insurance, and the amount so paid, with 10 percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

Additional Covenants:

In the event the above real estate is sold or transferred by Mortgagors without Mortgagees' prior written consent, Mortgagees may, at Mortgagees' option, declare all sums secured by this mortgage to be immediately due and payable.

State of Indiana, Lake County, ss: Dated this 29th Day of August, 1986

Before me, the undersigned, a Notary Public in and for said County and State, this 29th day of August, 1986 personally appeared: JOHN P. MUEHLMAN and STEPHEN J. MARKOVICH and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires July 25, 1990

Gretchen M. Spolnik Signature
Gretchen M. Spolnik Printed Name
Resident of Lake County

John P. Muehlman Seal
JOHN P. MUEHLMAN
Stephen J. Markovich Seal
STEPHEN J. MARKOVICH

This instrument prepared by FRANK J. GALVIN, SR. Attorney at Law

MAIL TO: JOHN P. MUEHLMAN, 57 INDI-ILLI PK., HAMMOND, IN. 46324

REAL ESTATE MORTGAGE NOTE

\$40,000.00

August 29, 1986
Hammond, Indiana

FOR VALUE RECEIVED, the undersigned, jointly and severally, promise to pay to the order of SHIRLEY M. BROWN and JOHN P. MUEHLMAN, as joint tenants with right of survivorship, the principal sum of Forty Thousand Dollars (\$40,000.00), plus interest at the rate of Ten per cent (10%) per annum from date of disbursement until paid, upon the balance remaining unpaid from time to time, in consecutive monthly installments of Four Hundred Twenty-nine and 85/100 Dollars (\$429.85) per month, commencing on the 1st day of October, 1986 and continuing on the corresponding day of each calendar month thereafter, with each payment to be applied first to interest and the balance to principal, until this note is paid in full. The makers, endorsers, and guarantors severally waive presentment for payment, demand, protest, notice of protest and notice of non-payment.

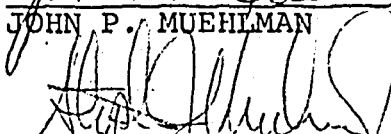
This note shall be payable in lawful money of the United States of America at No. 57 Indi-Illi Park, in the City of Hammond, Indiana, or at such other place or places as the holder hereof shall hereafter designate in writing, with reasonable attorney's fees and without relief from valuation and appraisal laws. In the event of default in the payment of any installment of principal or interest when due, or in the event of a breach by makers, of any of the covenants and agreements contained in the mortgage hereinafter mentioned, the entire principal sum remaining unpaid together with accrued interest thereon, shall, at the option of the holder hereof, become immediately due and payable, without notice, and the failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time.

Prepayment of this note, in full, or in part, may be made without penalty, on any installment payment date.

This note is secured by a mortgage on real estate situated in Lake County, Indiana.



JOHN P. MUEHLMAN



STEPHEN J. MARKOVICH