

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

*L.I. Combs & Sons*  
*8001 Broadway - Merr*  
*46440*

# REAL ESTATE MORTGAGE

942670

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FILED FOR RECORD

WILLIAM BLASBICK  
L. C. RECORDER  
LAKE COUNTY

This indenture witnesseth that JOAN DULIOS

of 8900 Grand Blvd., Merrillville, Indiana

as MORTGAGEE

Mortgages and warrants to PENNSYLVANIA REAL ESTATE INVESTMENT TRUST

of c/o L.I. Combs & Sons, Inc., 8001 Broadway, Merrillville, Indiana, as MORTGAGEE,

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

The South half of the Southwest quarter of the Northeast quarter of Section 30; the South half of the Southeast quarter of the Northeast quarter of Section 30; and the North half of the Northeast quarter of the Southeast quarter of Section 30, Township 35 North, Range 7 West of the Second Principal Meridian, excepting therefrom that part of the Northeast quarter of Section 30 Township 35 North, Range 7 West of the Second Principal Meridian, in the County of Lake, State of Indiana, described as follows: Beginning at the Southwest corner of the Northeast quarter of said Section 30, thence North along the West line of the Northeast quarter of said Section 30 a distance of 658.74 feet to a point, said point being the Northwest corner of the South half of the South half of the Northeast quarter of said Section 30, thence Easterly with a deflection angle of 90 degrees 46 minutes 43 seconds to the right and along the North line of the South half of the South half of the Northeast quarter of said Section 30 a distance of 661.25 feet to a point, thence Southwardly with a deflection angle of 89 degrees 13 minutes 17 seconds to the right parallel with the West line of the Northeast quarter of said Section 30 a distance of 658.88 feet to a point on the South line of the Northeast quarter of said Section 30; thence Westwardly with a deflection angle of 90 degrees 47 minutes 28 seconds to the right and along the South line of the Northeast quarter of said Section 30 a distance of 661.25 feet to the place of beginning of this description.

as well as the rents, profits and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

A To secure the payment, when the same shall become due, of the following indebtedness of even date herewith:

Sixteen Thousand and no/100 (\$16,000.00) Dollars

with interest at the rate of 6% per cent per annum computed in advance during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of 12% per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisalment Laws, and with attorney's fees;

B Also securing any renewal or extension of such indebtedness;

C Also securing all future advances to the full amount of this mortgage;

D Also securing all indebtedness or liabilities incurred by the holder hereof for the protection of this security or for the collection of this mortgage.

Mortgagor agrees to pay to Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance and assessments against said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurance and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal.

Mortgagor further covenants and agrees as follows:

1. To keep all buildings, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss payable to Mortgagee in form satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the existence of said indebtedness or any portion thereof.

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2. To exercise due diligence in the operation, management and occupation of said real estate and the improvements thereon and not to remove or suffer to be removed any fixtures and/or appliance, now or hereafter placed on said premises; and to keep said real estate and improvements thereon in their present condition and repair, normal and ordinary depreciation excepted; Mortgagor shall not do or suffer to be done any acts which will impair the security of this mortgage nor any illegal or immoral acts on said premises; and Mortgagee shall have the right to inspect said premises at all reasonable times.

3. The holder of this obligation may renew the same or extend the time of payment of the indebtedness or any part thereof or reduce the payments thereon; and any such renewal, extension or reduction shall not release any maker, endorser, or guarantor from any liability on said obligation.

4. No sale of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shall operate to release, discharge or modify in any manner the effect of the original liability of the Mortgagor; and any extension of time on this mortgage by Mortgagee or his assigns, without the consent of the holder of any junior lien or encumbrance, shall not operate to cause a loss of the priority of this mortgage over such junior lien. Mortgagee shall be subrogated to any lien or claim paid by moneys advanced and hereby secured.

5. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee.

6. It is agreed that time is the essence of this agreement and that, in case of default in the payment of any installment when the same shall become due and payable, the holder of the note and mortgage may, at his option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any junior lien or encumbrance against said real estate, then the Mortgagee herein may immediately declare this mortgage due and payable and institute such proceedings as may be necessary to protect his interest. The lien of this mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter attached to or used in connection with said premises.

7. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgagee is expressly authorized to cause a continuation of the abstract of title at the expense of Mortgagor to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the abstract of title to the said real estate, together with interest thereon at the rate of eight per cent per annum, shall become part of the debt secured by this mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Mortgagee.

8. In the event of such foreclosure, the Mortgagee, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real estate, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the court for the benefit of the Mortgagee pending foreclosure proceedings. Said receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due.

9. All terms of this mortgage shall be binding on each and all successors in ownership of said real estate, as well as upon all heirs, executors, administrators of Mortgagor or successors in ownership.

10. Additional Covenants:

State of Indiana, LAKE County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of September 19 87 personally appeared:

Joan Dulios

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 DEC. 16 1990.

K. Sue O'Brien Notary Public

K. SUE O'BRIEN Printed Signature

Resident of LAKE County

Dated this 30th day of Sept. 19 87

Joan Dulios Seal  
JOAN DULIOS

Seal

Seal

Seal

Seal

Seal

Seal

Seal

Seal

This instrument prepared by ROBERT M. CORBIN, 99 E. 86th Av., Merrillville, IN Attorney at Law

Mail to: L. I. Combs & Sons, Inc., 8001 Broadway, Merrillville, IN 46410

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# PROMISSORY NOTE

Secured by Real Estate Mortgage

\$ 16,000.00

Merrillville, Indiana,

Sept.

19 87

I promise to pay to the order of PENNSYLVANIA REAL ESTATE INVESTMENT TRUST

the sum of Sixteen Thousand and no/100 (\$16,000.00) Dollars

as follows: \$376.00 per month beginning November 1, 1987, and a like sum due the first day of each month thereafter with the last payment to be made October 1, 1991.

payable at 8001 Broadway, Merrillville, Indiana 46410

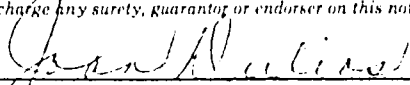
With interest at the rate of 6% per cent per annum computed in advance during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of 12% per cent per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisal Laws, and with attorney's fees. Failure on the part of any holder to collect or charge the additional interest rate during any delinquency or default shall at no time constitute a waiver of his right, or any other holder's right, to demand and receive interest as provided herein.

Installment payments hereinabove provided shall be applied first to the payment of any unpaid interest, secondly to the unpaid balance of any other unpaid debt on account of this obligation, and thirdly the remainder to be applied on the unpaid principal of the debt until the same is paid in full.

Upon default in the payment of any installment or other payment herein required when the same shall become due, the entire unpaid principal, interest and other indebtedness on account of this obligation and mortgage securing the same shall, at the option of the holder thereof, become due and payable immediately without notice of nonpayment or demand for payment, and the entire indebtedness may be collected by appropriate proceedings. No failure on the part of the holder of this obligation in exercising said option to declare the whole of said indebtedness due or to proceed to collect the same shall operate as a waiver of the right to do so or preclude the exercise of such option at any time during the continuance of such default or the occurrence of a succeeding default. Advance payment may be made in any amount, and interest on such advance payments shall not be charged beyond the next succeeding interest period.

The holder of this obligation may renew the same or extend time of payment of the indebtedness or any part thereof or reduce the payments thereon; any and such renewal, extension or reduction shall not release any maker, endorser or guarantor from any liability on said obligation.

The drawers, sureties, guarantors and endorsers severally waive presentment for payment, protest, notice of protest and non-payment of this note. The receipt of interest in advance or the extension of time shall not release or discharge any surety, guarantor or endorser on this note.

  
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JOAN DULIOS

This instrument prepared by Robert M. Corbin, 99 E. 86th Av., Merrillville, IN 46410 Attorney at Law