

086315

INDIANA REAL ESTATE MORTGAGE

Spwin Tower Mall Unit 27
1000 E 80th Pl.
The 12

THIS INDENTURE WITNESSETH that Donell Baity and V. Lavern Baity, Husband and Wife
hereinafter referred to as Mortgagors, of Lake County, state of Indiana, Mortgage and warrant to
Norwest Financial Indiana, Inc., hereinafter referred to as Mortgagee, the following described real estate, in Lake
County, State of Indiana, to wit

Parcel #3: Lot 42 and the north 12 feet of Lot 41 in block 4 in South Bend and Gary Land Company's
Subdivision, in the city of Gary as per plat thereof, recorded in plat book 8, page 12, in the
office of the recorder of Lake County Indiana

to secure the repayment of a promissory note of even date in the sum of \$ 5275.97 payable to Mortgagee in monthly
installments, the last payment to fall due on 3/19 19 93 and also to secure the repayment of any and all future advances
and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagee provided however, that
the principal amount of the outstanding indebtedness owing to Mortgagee by Mortgagors at any one time shall not exceed the sum of
\$125,000.00.

Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and
improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the
benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments,
and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a
part of the indebtedness secured by this mortgage.

Mortgagors agree to pay all indebtedness hereby, together with all taxes, assessments, charges, and insurance, without any relief
whatsoever from valuation or appraisement laws of the State of Indiana.

Mortgagors agree not to sell, convey or otherwise transfer the above described real estate or any part thereof without Mortgagee's prior
written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the
terms hereof.

Mortgagors agree that upon failure to pay any installment due under said note, or any other indebtedness hereby secured when due,
or taxes, assessments, insurance, or prior liens, or in event of default in or violation of any of the other terms hereof, then all of said
mortgage indebtedness shall at Mortgagee's option, without notice, become due and collectible and this mortgage may then be foreclosed
accordingly. Upon foreclosure Mortgagee shall have the right, irrespective of any deficiency, to which Mortgagors hereby consent, to have
a receiver appointed to take possession of said premises and collect the rents, issues and profits thereof for the benefit of the Mortgagee.

The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and
assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural, the plural the singular, and
the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 19th day of February 19 90

Sign here [Signature] Donell Baity
Type name as signed: Donell Baity

Sign here [Signature] V. Lavern Baity
Type name as signed: V. Lavern Baity

Sign here [Signature]
Type name as signed:

Sign here [Signature]
Type name as signed:

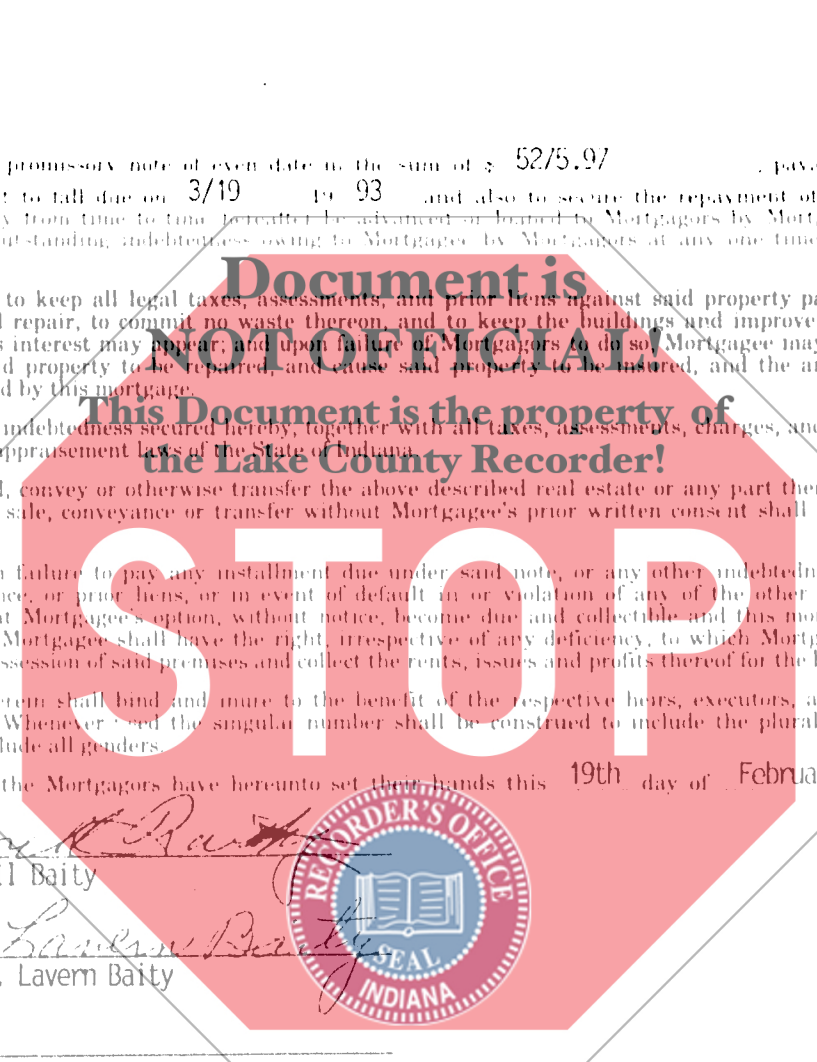
State of Indiana)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County, this 19th day of February 19 90
came Donell Baity and V. Lavern Baity and acknowledged the execution of the foregoing Mortgage. Witness my
hand and official seal

[Signature] David D Duncan
Type name as signed: David D Duncan Notary Public

My Commission Expires May 14, 1991

This instrument was prepared by Cynthia A. Lear



STATE OF INDIANA
FEB 27 11 15 AM '90
RECORDED