

FINANCIAL SERVICES, INC.
2028 W. 81st AVE
P.O. BOX 1000
MERRILLVILLE, IN 46410
BANC ONE FINANCIAL
2160
9-3386

THIS INDENTURE WITNESSETH That, PHILLIP D. FELLING AND
JEANINE FELLING, HUSBAND AND WIFE,
the "Mortgagor" of LAKE County, Indiana, mortgage(s) and warrant(s) to
SERVICES, INC. of MERRILLVILLE, Indiana, the "Mortgagee" the following described
LAKE County, Indiana, to-wit:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND P. M., IN THE TOWN OF
HIGHLAND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING
AT A POINT IN THE SOUTHERLY LINE OF CHARLES WIRTH ROAD DISTANT 545 FEET
EASTERLY, AS MEASURED ALONG SAID SOUTHERLY LINE OF CHARLES WIRTH ROAD,
FROM ITS INTERSECTION WITH THE WESTERLY LINE OF GRACE STREET; THENCE
EASTERLY, ALONG SAID SOUTHERLY ROAD LINE, 145.2 FEET; THENCE SOUTHERLY,
BY RECTANGULAR MEASUREMENT, 300 FEET, MORE OR LESS, TO CADY MARSH
DITCH; THENCE WESTERLY ALONG SAID DITCH, 145.2 FEET; THENCE NORTHERLY,
300 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 72.6 FEET THEREOF.

MORE COMMONLY KNOWN AS: 3440 Wirth Road, Highland, IN 46322

STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED
APR 9 8 47 AM '90
ROBERT B. FELLAND
RECORDER

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NOT OFFICIAL!

TOGETHER with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures, and improvements now
or hereafter belonging, appertaining, attached to, or used in connection therewith, (hereinafter referred to as the "Mortgaged Premises")
and all the rents, issues, income and profits thereof.

This mortgage is given to secure the performance of the provisions hereof and the payment of one promissory Note from Mortgagor
to Mortgagee dated APRIL 04 1990 in the amount of \$ 13369.36
principal together with interest as provided therein and maturing on APRIL 15 1997

And also to secure the payment of any renewals, modifications or extensions of the said indebtedness.
Mortgagor covenants and agrees with Mortgagee that: Mortgagor will pay the indebtedness as hereinbefore provided including paying any deficiency hereunder without
relief from valuation and appraisal laws; keep the improvements on the property insured against loss or damage by fire and such other risks customarily covered
by fire and extended coverage insurance in amounts as may be required from time to time by Mortgagee and procured from an Insurance company chosen by Mortgagor
and acceptable to Mortgagee; observe and perform all covenants, terms and conditions of any prior mortgage or any lease if this mortgage is on a leasehold; keep the
Mortgaged Premises in good repair; promptly pay all taxes, assessments, and legal charges against said property, insurance premiums, installments of principal and
interest on any prior mortgage, and, to the extent permitted by law, reasonable attorney's fees and court costs which actually are expended in the enforcement of defense
of the terms of this mortgage or the lien hereof or of any other instrument evidencing or securing the loan plus fees paid public officers for filing, recording and releasing
this mortgage or any other instrument securing this loan, and in the event of default in any payment the Mortgagee may pay the same and the Mortgagor shall repay
to the Mortgagee the amount so paid together with interest at the highest rate provided for in the note secured hereby not to exceed the highest amount permitted by
law, and all sums so paid will be secured by this mortgage; no improvements shall be removed or destroyed without the written consent of the Mortgagee; the Mortgagee
shall be entitled to the appointment of a receiver in any action to foreclose, upon default being made in the payment of any of the installments heretofore specified on
the due date thereof, or upon default in any of the terms, covenants or conditions of this mortgage or of the note secured hereby, or in the event Mortgagor shall abandon
the Mortgaged Premises, die, become bankrupt or insolvent, or make an assignment for the benefit of creditors, or in the event of sale or transfer of the premises by
the Mortgagor without the consent in writing of the Mortgagee, or if waste shall be committed or permitted, or should any action or proceedings be filed in any court
to enforce any lien on, claim against, or interest in the above described real estate, then the entire unpaid balance shall immediately become due and payable at the
option of the Mortgagee, and payment may be enforced by the foreclosure of the mortgage and sale of the property.

All policies of insurance shall contain proper clauses making all sums recoverable upon such policies payable to Mortgagee and to Mortgagor as their respective
interests may appear, and shall not be subject to cancellation without thirty (30) days prior written notice to Mortgagee. Mortgagor authorizes Mortgagee to endorse
on Mortgagor's behalf drafts reflecting such insurance proceeds, and the proceeds of any condemnation or eminent domain proceedings which are hereby assigned
to Mortgagee, provided that Mortgagee shall remit to Mortgagor such surplus, if any, as remains after the insurance or condemnation proceeds have been applied, at
Mortgagee's sole discretion, to the restoration of the Mortgaged Premises or to the satisfaction of all indebtedness secured by this Mortgage. All such policies of insurance
and all abstracts of title or title insurance policies covering the Mortgaged Premises shall, at Mortgagee's request, be delivered to and retained by Mortgagee until the
indebtedness secured hereby is fully paid.

Any forbearance by Mortgagee in exercising any right or remedy hereunder, under the note or otherwise afforded by applicable law, shall not be a waiver of or
preclude the subsequent exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall
not be a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage.

All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised
concurrently, independently or successively.

Mortgagor includes each person executing this instrument if more than one, his heirs, successors and assigns and Mortgagee includes its successors, assigns and
attorneys.

IN WITNESS WHEREOF, the mortgagor, and each of them, has hereunto set his hand and seal this 04TH day of APRIL, 19 90

Phillip D. Felling (Seal)
Jeanine Felling (Seal)

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, a Notary Public in and for said County and State personally appeared the above PHILLIP D. FELLING AND
JEANINE FELLING, HUSBAND AND WIFE, and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 04TH day of APRIL, 19 90

Ken P. Tomaszewski
(Signature)
Ken P. Tomaszewski
(Printed) Notary Public

My Commission Expires: 05/22/92
My County of Residence: Lake

THIS INSTRUMENT WAS PREPARED BY Nancy J. Gargula, Attorney at Law, and completed by Karen A. Doffin

4.00
OK
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