

David Sims  
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PURCHASE MONEY MORTGAGE

REAL ESTATE MORTGAGE

095709

This indenture witnesseth that Laura Foreman and Brian P. Terry, as joint tenants with rights of survivorship and not as tenants in common.

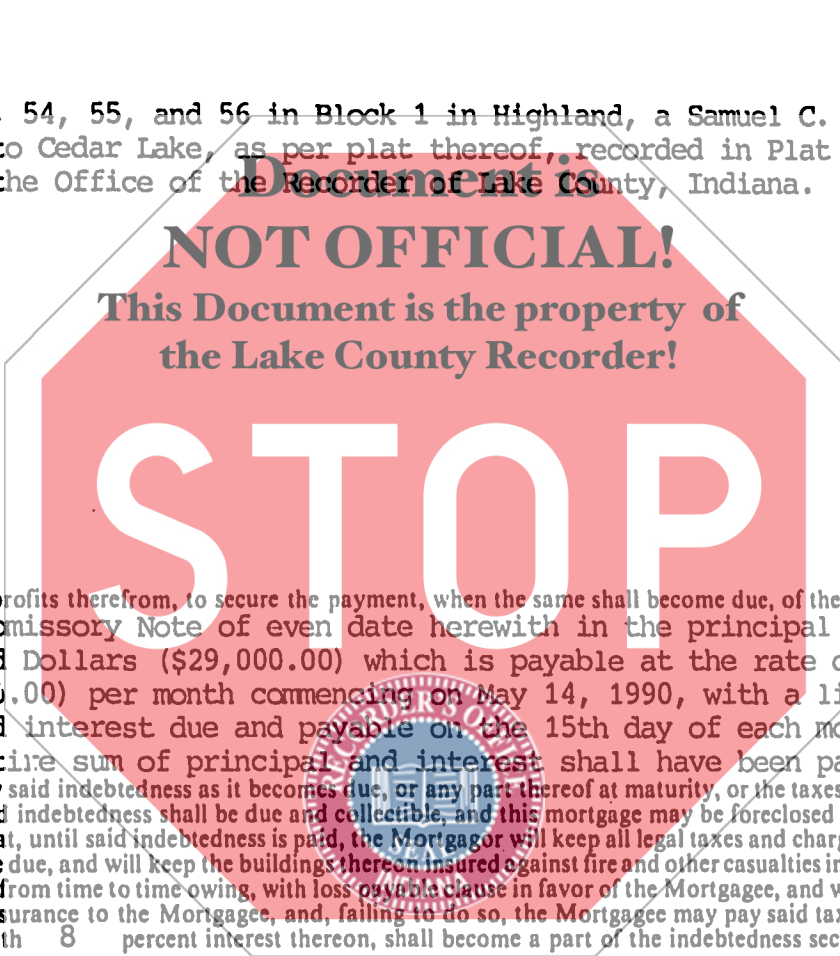
of Lake County, Indiana, as MORTGAGOR,

Mortgage and warrant to Frances Kadisak

of Lake County, Indiana, as MORTGAGEE,

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

Lots 1, 2, 3, 54, 55, and 56 in Block 1 in Highland, a Samuel C. Bartlett Subdivision to Cedar Lake, as per plat thereof, recorded in Plat Book 18 page 32, in the Office of the Recorder of Lake County, Indiana.



TICOR TITLE INSURANCE  
Crown Point, Indiana  
STATE OF INDIANA/S.S. NO.  
FILED FOR RECORDING  
APR 18 9 20 AM '90  
ROSEMARY J. RYAN  
RECORDER

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness: A certain Promissory Note of even date herewith in the principal amount of Twenty Nine Thousand Dollars (\$29,000.00) which is payable at the rate of Three Hundred Dollars (\$300.00) per month commencing on May 14, 1990, with a like sum of principal and interest due and payable on the 15th day of each month thereafter until the entire sum of principal and interest shall have been paid in full. 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 8 percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

Additional Covenants:

In the event of a proceeding to foreclose said Note and Mortgage, the Mortgagor agrees to pay reasonable attorney fees and all other costs and expenses incidental to any such proceeding.

State of Indiana, Lake County, ss: Dated this 14 Day of April, 1990

Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of April 1990 personally appeared:

Laura Foreman and Brian P. Terry 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 November 2 1993

Signature of David J. Sims  
Printed Name: David J. Sims

Resident of Lake County

Signatures of Laura Foreman and Brian P. Terry with seals.

This instrument prepared by David J. Sims, 11108 W. 133rd Ave, Cedar Lake, IN 46303 Attorney at Law

MAIL TO: