



8. 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 Title Policy at the expense of Mortgagors to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the Title Policy to the said real estate, together with interest thereon at the rate of Eighteen (18%) percent 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 Title Policy and any continuation thereof shall be the absolute property of the Mortgagee.

9. 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 real estate, collect the rents, income or profits, 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.

10. 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 Mortgagors or successors in ownership.

11. Mortgagors agree to pay in advance each month with the payment for principal and interest, an amount equal to the monthly estimate for real estate taxes and insurance. In the event the sums which are being deposited are inadequate to pay the amount of taxes and insurance then due and payable, the Mortgagors agree forthwith to make such additional deposits as are required to do so.

IN WITNESS WHEREOF, the said Mortgagors have hereunto set their hands and seals this 18th day of April, 1998.

John M. Paul (Seal) Elizabeth A. Paul (Seal)  
John M. Paul Elizabeth A. Paul  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

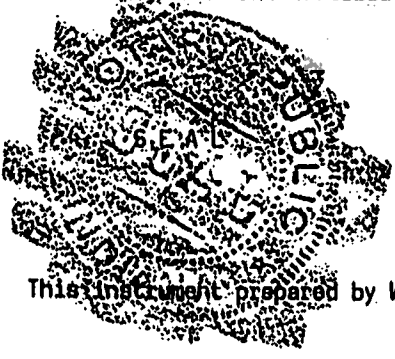
STATE OF Indiana, COUNTY OF Lake, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of April, 1998, came John M. Paul and Elizabeth A. Paul, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

Christine S. Dudley Notary Public  
CHRISTINE S. DUDLEY

Resident of LAKE County, INDIANA  
My Commission Expires NOVEMBER 27, 1998.



This instrument prepared by William C. Gerlach, 1939 Martha Street, Munster, Indiana 46321

