

LAWYERS TITLE INS. CORP.
ONE PROFESSIONAL CENTER
SUITE 215
GROWN POINT, IN 46321

THIS INDENTURE WITNESSETH that Craig M. Bristow and Lana M. Bristow, husband and wife of 537 N. Wisconsin, Hobart, Indiana 46342, as MORTGAGOR, Mortgage and Warrant to HOBART FEDERAL SAVINGS AND LOAN ASSOCIATION, a United States Corporation, 555 East Third Street, Hobart, Indiana, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to-wit:

Parcel 2: Easement for ingress and egress as reserved in Warranty Deed recorded as Instrument No. 452447, described as follows: Part of the West 1/2, Northwest 1/4, Section 5, Township 35 North, Range 7 West of the 2nd P.M., described as follows: Commencing at a point on the West line of said Section 5 and 1679.54 feet South of the Northwest corner thereof; thence East parallel to the South line of 12th Street 530 feet to the True Point of beginning of this described easement; thence South parallel to the West line of said Section 5 a distance of 42 feet; thence West parallel to the South line of 12th Street a distance of 10.42 feet; thence South parallel to the West line of said Section 5, a distance of 50.67 feet, more or less to the North line of Second South Side Addition to Hobart, as recorded in Plat Book 4, page 12; thence West along the North line of said Second South Side Addition a distance of 14.38 feet; thence North parallel to the West line of said Section 5 a distance of 92.67 feet; thence East 25 feet to the point of beginning, Lake County, Indiana.

Parcel 1: Part of the West 1/2, NW 1/4, Section 5, Township 35 North, Range 7 West of the 2nd P.M., described as follows: Commencing at a point on the West line of said Section 5 and 1619.56 feet South of the Northwest corner thereof; thence East parallel to the South line of 12th Street 530.00 feet to the True Point of beginning of this described parcel; thence South parallel to the West line of said Section 5 a distance of 75 feet; thence East parallel to the South line of 12th Street a distance of 140 feet; thence North parallel to the West line of said Section 5 a distance of 75 feet; thence West parallel to the South line of 12th Street a distance of 140 feet to the point of beginning, Lake County, Indiana.

Commonly Known as 1230 Fleming, Hobart, In 46342

Subject to all easements, covenants, and restrictions of record.

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness:

Installment note and security agreement of even date in the principal sum of \$10,000.00 with interest at a rate of 13.25 % per annum payable according to its terms, with the balance of the indebtedness, if not sooner paid, due and payable on July 13, 1998.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance or other liens, costs, or assessments, then said indebtedness shall be immediately due and payable in full without notice or demand, and this mortgage may be foreclosed accordingly without relief from valuation and appraisal laws. Mortgagee shall be entitled to collect all reasonable costs and expenses incurred including but not limited to reasonable attorney fees. 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 a 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 eighteen (18%) percent interest thereon, shall become a part of the indebtedness secured by this mortgage. Any forbearance by Mortgagee in exercising any right or remedy herein or otherwise provided by law or in the procurement of insurance or payment by Mortgagee of taxes or other liens or charges shall not be a waiver of or preclude the exercise of any such rights or remedies.

If all or any part of the real estate mortgaged herein is sold, transferred, assigned, or conveyed in any manner, all sums secured by this mortgage shall become immediately due and payable in full.

DATED this 13th day of July, 19 90.

Craig M. Bristow
Lana M. Bristow

STATE OF INDIANA'S S. NO. LAKE COUNTY FILED FOR RECORD JUL 19 8 54 AM '90 ROBERT BOBBI ERELAND RECORDER

STATE OF INDIANA, Lake COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of July, 19 90, personally appeared:

Craig M. Bristow and Lana M. Bristow

and acknowledged the execution of the foregoing mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Jacqueline A. Kraft
Notary Public Jacqueline A. Kraft

My Commission Expires: 3-26-93

County of Residence: Lake

This instrument prepared by: Barbara Silingas

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