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112926 SECOND AND JUNIOR REAL ESTATE MORTGAGE

This indenture witnesseth that DENNIS E. SERAFIN and SUZANNE GOLDSMITH SERAFIN as Husband and Wife

of LAKE, as MORTGAGOR

Mortgage and warrant to FIRST BANK OF WHITING, as Trustee under Trust #69-3001-02

of LAKE Indiana, as MORTGAGEE

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

STOP sign graphic with text: Document is NOT OFFICIAL. This Document is the property of the Lake County Recorder! Lot 70, Hawthorne Hills Addition to the Town of Dyer, as shown in Plat Book 45, page 93, in Lake County, Indiana. Tax Key No. 14-159-70

STATE OF INDIANA / S.S. NO. LAKE COUNTY FILED FOR RECORD JUL 23 10 37 AM '90 ROBERT "BOB" FREELAND RECORDER

The within mortgage is second and junior to a certain real estate mortgage in favor of The First Bank of Whiting dated November 9, 1988 for \$80,000 and recorded on the 14 day of November 1988 in Mortgage Record Book No. 007124 as recorded in the Recorder's Office of Lake County, Indiana.

and the mortgagor expressly agree to pay the sum of money above secured, without relief from valuation or appraisal laws, and upon failure to pay said note or any installment thereon as it becomes due, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then said note shall be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until said note is paid, said mortgagor will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as the 1st interest may appear and the policy duly assigned to the mortgagee, in the amount of twelve thousand dollars (\$12,000) Dollars, and failing to do so, said mortgagee may pay said taxes or insurance, and the amount so paid, with 9% per cent interest thereon, shall be a part of the debt secured by this mortgage.

Additional Covenants:

The within Second and Junior Real Estate Mortgage is given to secure the payment of a certain Real Estate Mortgage Promissory Note of even date herewith in the principal sum of Twelve Thousand Dollars (\$12,000), payable as therein provided.

State of Indiana, LAKE County, ss: Dated this 18th Day of July 19 90

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of July 19 90 personally appeared: Dennis E. Serafin and Suzanne Goldsmith Serafin

Dennis E. Serafin Seal

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 10/6 19 92

Suzanne Goldsmith Serafin Seal

Benedict R. Danko Notary Public

This instrument prepared by S. GOLDSMITH DANKO & GOLDSMITH Attorney at Law

Mail to: 1500 - 119th Street P.O. Box 510 Whiting, IN 46394

7.00 ck