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0-4593

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REAL ESTATE MORTGAGE,
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT
(Business Purpose Loan Only)

This Mortgage is made as of this 14th day of May,
1991, by Paul Psomadelis (an _____) of
Merrillville, IN (hereinafter "Mortgagor"), unto
Gainer Bank, National Association, a national banking
association, with offices at 8585 Broadway, Merrillville, IN

WHEREAS Mortgagor desires or may desire at some time or
from time to time to obtain loans, advances, credits or other
financial accommodations from, or engage in other transactions
with, Mortgagee;

WHEREAS, the Mortgagee refuses to make any loans or
grant any advances, credits, or other financial accommodations
from, or engage in other transactions with the Mortgagor unless
Mortgagor grants to Mortgagee this Mortgage to secure any and all
Indebtedness, Loss, Obligations or Liabilities (hereinafter
defined) of Mortgagor to Mortgagee.

NOW THEREFORE, this Mortgage is given in consideration
of any loans, advances, credits, or other financial
accommodations from or other transactions by Mortgagee to
Mortgagor, and specifically to secure the payment of [a] certain
loan[s] in the principal amount of Fifty Thousand Dollars
(\$50,000.00), plus interest at the rate provided in any note
or notes of even date herewith evidencing said loan or loans and
any extensions, renewal or modifications thereof or substitutions
thereof, (hereinafter "Indebtedness") and to indemnify the
Mortgagee from any loss or damage that it may incur by the
failure of the Indebtedness to be paid as agreed (hereinafter
"Loss"), the undersigned, Mortgagor hereby mortgages and warrants
to the Mortgagee, the lands, premises, and property situation in
Lake County, State of Indiana, described as follows, to-
wit:

Lot 10, Block 4, 1st Addition to Liverpool Home Gardens
Addition to Lake Station as shown in plat book 24, page 20,
in Lake County, Indiana.

together with all buildings, improvements, structures,
appurtenances, fittings, and fixtures attached, erected or used
in connection with the real estate or hereafter acquired
attached, erected, appurtenant or used in connection with the
real estate, including but not limited to storm and screen
windows and doors, cabinets, bathroom fixtures, drapes, shades,
floor coverings, stoves, refrigerators and other appliances, gas,
steam, electric and other air-conditioning, heating, and lighting
apparatus, all of which are to be deemed to be a part of the real
estate, whether physically attached or not, together with all
rents, issues, income, profits, rights, privileges, interests,
easements and hereditaments thereof (hereinafter "Property").

This Mortgage is given to secure the payment of the
Indebtedness or Loss as set out above and likewise, to secure the
performance by the Mortgagor of all of its covenants, agreements,
promises, payments and conditions contained in this Mortgage, or
any other instruments signed by the Mortgagor in connection with
the Indebtedness secured by this Mortgage (hereinafter
"Obligations"). In addition, this Mortgage is given to secure
any and all other indebtedness or liabilities of Mortgagor to
Mortgagee (of either or any of them, jointly or severally),
including any future advances, whether said other indebtedness,
liabilities or future advances be direct or indirect, primary or
secondary, or contingent, which may be existing at this time or
may be created at any time in the future, whether or not related
to, or of the same class as the specific debt secured herein, and
whether or not secured by additional or different collateral
(hereinafter "Liabilities").



STATE OF INDIANA, S.S. NO. _____
FILED
MAY 16 1991
LAKE COUNTY

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

16.00
OK

And that the Mortgagor does covenant with the Mortgagee as follows: First, that Mortgagor is lawfully seized of the Property in fee simple; Second, that Mortgagor has a good right to convey the same; Third, that the Property is free from all liens and encumbrances except as set out in Paragraph 5 below; Fourth, that the Mortgagee shall quietly enjoy and possess the same; and that the Mortgagor will warrant and defend the title to the Property against all lawful claims.

The Mortgagor for itself, its heirs, personal representatives, successors, and assigns covenants and agrees with the Mortgagee, its successors and assigns as follows:

1. If there is a default in the payment of the Indebtedness, any Loss, or any Liabilities, or in the performance of the Obligations hereby secured, or if Mortgagor should abandon the Property, or if the Property or any part thereof should be attached, levied upon or seized, or if the Mortgagor should become bankrupt or insolvent or make an assignment for the benefit of creditors or if a receiver should be appointed for the Mortgagor (hereinafter, individually or collectively, "Event of Default"), then, for the purpose of this Mortgage, the entire Indebtedness, any Loss, all Obligations and any Liabilities shall, at Mortgagee's option, become immediately due and payable, without notice or demand, and the Property shall be subject to foreclosure of this Mortgage, and the Mortgagee, if it elects to foreclose the same, shall become entitled to the immediate possession of the Property together with all the rents, issues, income and profits therefrom and all amounts due are payable without relief from valuation or appraisement laws and Mortgagor will pay all costs the Inkjet Toner Recorder incurred by Mortgagee in the enforcement of the terms of this Mortgage.

2. For the duration of the Indebtedness, any Loss, the Obligations or any Liabilities hereby secured: (a) The Mortgagor will keep the Property in its present state of repair, normal wear and tear excepted; (b) Mortgagor will pay all taxes and assessments imposed on the Property and will otherwise take such action and exercise such forbearance as may be necessary in order that the Property shall not hereafter become subject to any lien or encumbrance superior to this Mortgage; (c) Mortgagor will procure and maintain insurance with insurance companies acceptable to Mortgagee, against damage to or destruction of the improvements included in the Property by fire or windstorm or by any cause customarily included in the terms "extended coverage" such insurance to be in a sum not at any time less than the value of such improvements or the total of the sums then hereby secured, plus all taxes, assessments and indebtedness then secured by any liens or encumbrances superior hereto on the Property, whichever is smaller, and to be payable to the Mortgagee as its interest may appear; (d) Mortgagor will deliver the policy or a certificate evidencing said insurance to the Mortgagee and will allow Mortgagee possession of the same, and the Mortgagee may collect and apply the proceeds of any insurance in its sole discretion. Mortgagor appoints Mortgagee as attorney-in-fact to endorse any insurance checks and drafts payable to Mortgagor; (e) This Mortgage and the Indebtedness hereby secured may not be assumed without prior written consent of the Mortgagee; (f) Mortgagor will pay and keep current any mortgage on the Property that is superior to this Mortgage, and immediately advise Mortgagee in writing of failure to do so; (g) Mortgagor will not further mortgage or encumber the Property in any way without the express written consent of the Mortgagee. This prohibition shall include the Mortgagor borrowing any future monies from any senior mortgage holder under an "other indebtedness" or "future advance" clause without the prior written consent of the Mortgagee; (h) Mortgagor shall not allow any judgment liens, mechanic's liens or other liens of any nature or kind to be placed against the Property, and if such lien or liens should be affixed or placed on the Property, Mortgagor shall immediately advise Mortgagee of this fact in writing and

cause said lien to be satisfied and released within five (5) days from the entry or filing thereof.

3. If the Mortgagor shall fail to make any payment or to obtain any insurance, service or materials or pay or remove any liens on the Property necessary for the performance of any of Mortgagor's covenants above set forth, then the Mortgagee at its option may do so, and its expenditures for any such purpose shall be added to and become part of the Indebtedness hereby secured. Any amount so added shall, from the date of payment thereof by the Mortgagee, bear interest at the rate of interest set forth in the note or notes evidencing the Indebtedness.

4. The Mortgagee at its option may extend the time for the payment of the Indebtedness, any Loss, the Obligations, or any Liabilities hereby secured, or reduce the payments thereon, or accept a note or a renewal, extension or modification thereof or substitution therefor, or release any part of the security, or any person liable for the Indebtedness, any Loss, the Obligations, or any Liabilities without consent of any junior lienholder, and without the consent of the Mortgagor. No such renewal, extension, modification, substitution, reduction, or release shall affect the priority of this Mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Borrower or the Mortgagor to the Mortgagee. No delay by the Mortgagee in the exercise of any of its rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of its rights because of one default shall preclude the exercise thereof for a subsequent default. The Mortgagee may enforce any one or more of its rights or remedies hereunder successively or concurrently.

5. That the Property is free, clear and unencumbered except as to (a) real estate taxes not yet due; (b) usual easements, covenants and restrictions of record; (c) real estate mortgage(s) dated _____ in the original amount(s) of _____ (respectively), which mortgage(s) is (are) not in default and has (have) (an) unpaid balance(s) of \$ _____ (respectively); Other: _____

6. In the event this Mortgage is subject to a mortgage set forth in the paragraph above, or any other mortgage or encumbrance and that prior mortgage or encumbrance is in default or is foreclosed upon, or in the event Mortgagor without Mortgagee's prior written consent, sells or transfers any interest in the Property, then at the option of the Mortgagee, this Mortgage and the Indebtedness, any Loss, the Obligations and any Liabilities it secures shall, for the purpose of this Mortgage become immediately due and payable in full, and further, that the Mortgagee may immediately foreclose this Mortgage, all without any notice or demand whatsoever.

7. That the Mortgagor will indemnify and save harmless from, and repay on demand the Mortgagee for, any loss, damage, expense, or attorney's fees which may be incurred by the Mortgagee by reason of any suit or proceeding to which the Mortgagee is made a party on account of this Mortgage, and any loss, damage, expense, or attorney's fees so incurred by the Mortgagee is made a part of the sums secured by this Mortgage and shall bear interest at the highest rate of interest set forth in any note or notes evidencing the Indebtedness.

8. That the Mortgagee shall, at its option, be entitled to be subrogated to any demand, lien, claim or right paid or satisfied by or with the moneys advanced and hereby secured, and that the Mortgagee may, at any time or times in succession, without notice, renew, modify or extend the time of payment of the sums hereby secured, or any part thereof, to any person or

persons then under obligation to pay the same or affected by the lien hereby created, upon such terms as may be agreed upon by the Mortgagee and the party requesting the renewal, modification or extension, without impairing in any way the lien or priority of this Mortgage.

9. As part of the consideration for the Indebtedness, the Obligations, and any Liabilities hereby secured, Mortgagor hereby absolutely and unconditionally assigns and transfers to Mortgagee all the profits, income, rents, revenues and leases of the Property, including those now due, past due, or to become due by virtue of any lease or other agreement for the occupancy or use of all or any part of the Property, regardless of to whom the rents and revenues of the Property are payable. Mortgagee hereby authorizes Mortgagee or Mortgagee's agents to collect the aforesaid rents and revenues and hereby directs each tenant of the Property to pay such rents to Mortgagee or Mortgagee's agents; provided, however, that prior to written notice given by Mortgagee to Mortgagor of the default in the payment of the Indebtedness, any Loss, or any Liabilities or in the performance of the Obligations hereby secured, or a breach by Mortgagor of any warranty or representations of Mortgagor in this Mortgage, Mortgagor shall collect and receive all rents and revenues of the Property as trustee for the benefit of Mortgagee and Mortgagor, to apply the rents and revenues so collected to the sums secured by this Mortgage with the balance, so long as no such default or breach has occurred, to the account of Mortgagor, it being intended by Mortgagor and Mortgagee that this assignment of rents constitutes an absolute assignment and not an assignment for additional security only. Upon delivery of written notice by Mortgagee to Mortgagor of such default or breach, and without the necessity of Mortgagee's undertaking and maintaining full control of the Property in person, by agent or by a court-appointed receiver, Mortgagee shall immediately be entitled to possession of all rents and revenues of the Property as specified in this paragraph, as the same become due and payable, including but not limited to rents then due and unpaid, and all such rents shall immediately, upon delivery of such notice, be held by Mortgagor as trustee for the benefit of Mortgagee only, provided, however, that the written notice by Mortgagee to Mortgagor of such default or breach shall contain a statement that Mortgagee exercises its rights to such rents. Mortgagor agrees that commencing upon delivery of such written notice of such default or breach by Mortgagee to Mortgagor, each tenant of the Property shall make such rents payable to and pay such rents to Mortgagee, or Mortgagee's agents, on Mortgagee's written demand to each tenant therefor, delivered to each tenant personally, by mail or by delivering such demand to each tenant, without any liability on the part of said tenant to inquire further as to the existence of such default or breach.

10. This Mortgage is intended to be a security agreement pursuant to the Indiana Uniform Commercial Code for any of the items specified above as part of the Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code, and Mortgagor hereby grants and transfers to Mortgagee a security interest in said items. Mortgagor agrees that Mortgagee may file this Mortgage, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Property. Any reproduction of the Mortgage or of any other security agreement or financing statement shall be sufficient as a financing statement. Mortgagor hereby authorizes the Mortgagee, at the expense of the Mortgagor, to execute and file a financing statement or statements on its behalf in those public offices deemed necessary by Mortgagee to protect its security interest. Upon the occurrence of an Event of Default as set forth in paragraph 4 hereof, or the breach of any warranty or representation of Mortgagor contained in this Mortgage, Mortgagee shall have the remedies of a secured party under the Uniform Commercial Code; and, at Mortgagee's option, may also invoke the remedies provided

(Individual Acknowledgement)

and acknowledged that they/he/she signed (, sealed) and delivered the foregoing Mortgage as their/his/her free and voluntary act.

(Corporate Acknowledgement)

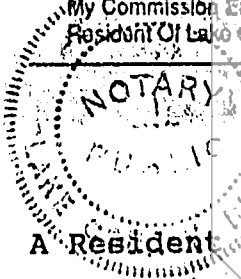
and personally known to me to be the _____ (and _____), (respectively) of _____ a(n) _____ corporation, and acknowledged that they/he/she signed (, sealed) and delivered the foregoing Mortgage as their/his/her free and voluntary act, for the uses and purposes therein set forth, as such officer(s), of said corporation, (that the seal affixed to the foregoing Mortgage is the corporate seal of said corporation) and that the foregoing Mortgage was signed (, sealed) and delivered in the name and behalf of said corporation by the authority of its stockholders and Board of Directors as the free and voluntary act of said corporation.

(Partnership Acknowledgement)

and personally known to me to be a (the) general partner(s) of _____, a (an) _____ general (limited) partnership, and acknowledged that they/he/she signed (, sealed) and delivered the foregoing Mortgage as their/his/her free and voluntary act as such general partner(s) of said partnership, and that foregoing Mortgage was signed (, sealed) and delivered in the name and behalf of said partnership as the free and voluntary act of said partnership for the uses and purposes therein set forth.

This Document is the property of _____ Given under my hand and notarial seal this 14th day of May, _____ the Lake County Recorder!

My Commission Expires: _____
My Commission Expires April 12, 1995
Resident Of Lake County, Indiana



Elaine R. York

Notary Public
ELAINE R. YORK
Notary Public
(Printed Name)

A Resident of _____ Lake _____ County, _____



This Mortgage was prepared by: _____ William E. Berens
Assistant Vice President
Private Banking Group