

INB National Bank, n.w.
P.O. BOX 8
LOWELL, IN 46358

Attn: Nancy



INB

Real Estate Mortgage **91024717**

INB National Bank, n.w.
437 South Street
PO: Box 780
Lafayette, Indiana 47902

This Indenture witnesseth that John R. Pehl and Judith Pehl, H/W

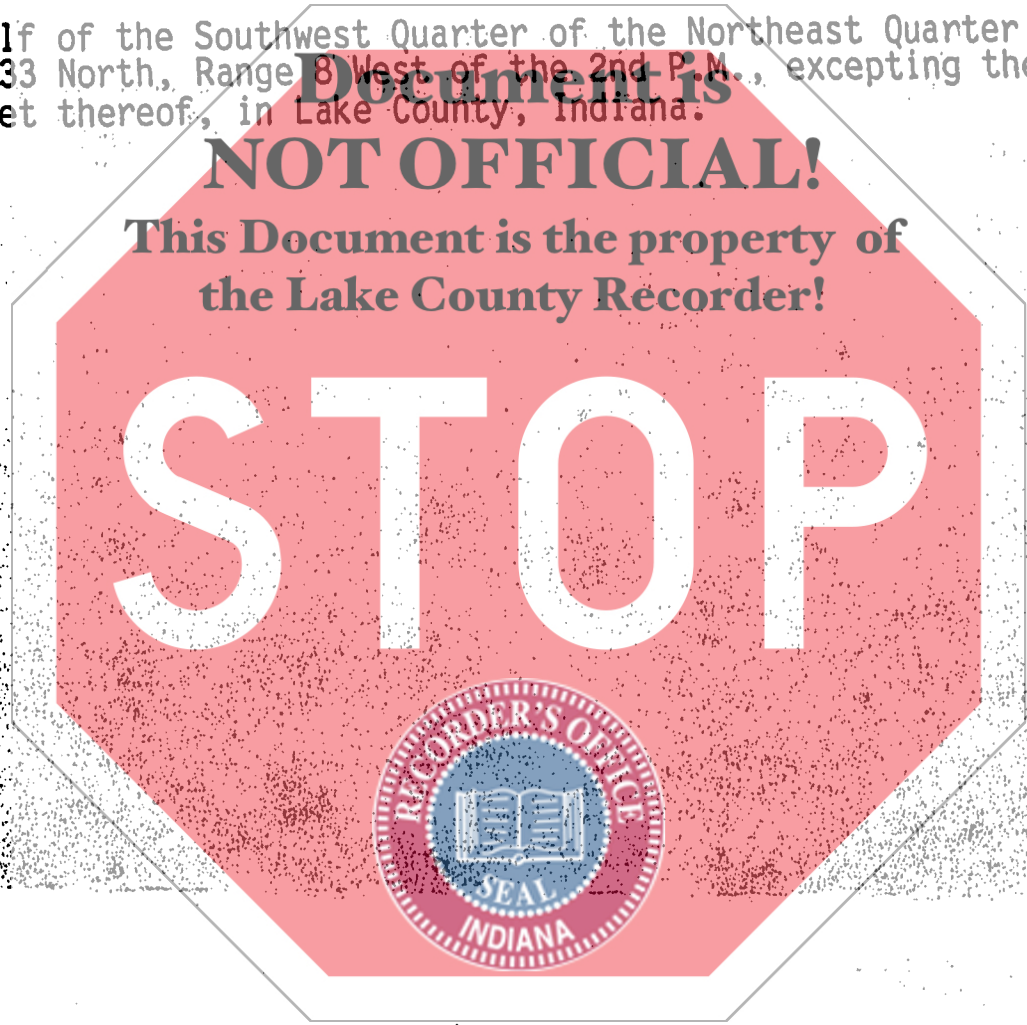
(hereinafter referred to as "Mortgagors") of Lake County, State of IN

Mortgage and Warrant to
INB National Bank, Northwest

a National banking association with its principal banking office at P. O. Box 780, Lafayette, Indiana (hereinafter referred to as "Bank") the following described:

real estate (hereinafter referred to as "Mortgaged Premises") in Lake County, IN, to-wit:

The North Half of the Southwest Quarter of the Northeast Quarter of Section 9, Township 33 North, Range 8 West of the 2nd P.M., excepting therefrom the North 330 Feet thereof, in Lake County, Indiana.



MAY 23 8 59 AM '91
ROBERT T. SOBIECHOWSKI
RECORDER

STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED

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together with all improvements now or hereafter situated on the mortgaged premises or used in connection with the mortgaged premises, and all rights, privileges, interest, easements, hereditaments and appurtenances thereunto belonging or in any wise pertaining thereto, and all fixtures and appliances now or subsequently attached to or used in connection with the mortgaged premises, and the rents, issues, income and profits of the mortgaged premises.

This mortgage is given to secure the performance of the provisions hereof and the payment of indebtedness of the Mortgagors to the Bank, in the aggregate principal amount of ---Fifty-Three Thousand and ---00/100 Dollars (\$53,000.00) or so much thereof as shall at any time be advanced by the Bank to Mortgagors, as evidenced by promissory note(s) secured hereby. Said note(s) executed from time to time by the Mortgagors as advances shall be made and payable to the order of the Bank and shall be repayable on or before November 18, 19 91, together with interest as, provided for in said notes, all without relief from valuation or appraisal laws and with attorney's fees.

The Mortgagors, jointly and severally, covenant and agree with the Bank that:

1. The Mortgagors will not permit any lien of mechanics or materialmen to attach to the mortgaged premises.
2. The Mortgagors will keep the mortgaged premises in good repair, and will not commit waste or suffer waste to be committed thereon, and will pay all taxes and assessments levied or assessed against the mortgaged premises as and when the same become due and before penalties accrue.
3. The Mortgagors will procure and maintain in effect at all times adequate insurance in reliable insurance companies acceptable to the Bank against loss or destruction of the mortgaged premises on account of fire, windstorm and such other hazards and in such amounts as the Bank may require from time to time, and all such policies of insurance shall contain proper clauses making all sums recoverable upon such policies payable to the Bank and to the Mortgagors as their respective interests may appear; all such policies of insurance and all abstracts of title or title insurance policies with respect to the mortgaged premises shall be delivered to and retained by the Bank until the indebtedness secured hereby is fully paid.
4. In case of failure of the Mortgagors so to do, the Bank may make (but shall not be obligated to make) repairs deemed advisable by it to be made to the mortgaged premises, may pay any tax or assessment levied or assessed against the mortgaged premises, may procure and/or maintain in effect insurance with respect to the mortgaged premises, may pay or discharge any claim, lien or encumbrance or purchase any tax title against the mortgaged premises; and all sums so paid shall become a part of the indebtedness secured hereby and shall bear interest until paid at the highest rate of interest provided in the notes secured hereby.
5. Upon default by the Mortgagors in any payments provided for in the Notes, or upon default by the Mortgagors in the observance or performance of any of the terms, provisions or conditions of this Mortgage, or if the Mortgagors shall abandon the mortgaged premises, or if the Mortgagors shall be adjudged to be bankrupt, then and in any such event the entire indebtedness secured hereby shall, at the option of the Bank, become immediately due and payable without notice to the Mortgagors, and the Bank shall have the right immediately to foreclose this Mortgage. In the event proceedings to foreclose this Mortgage are instituted, all sums expended for the continuation of the abstract of title to the mortgaged premises, together with interest thereon at the highest rate of interest provided in the notes secured hereby, shall become a part of the indebtedness secured hereby and collectible as such, and in the event of the foreclosure of this Mortgage the abstracts of title and title insurance policies for the mortgaged premises shall become the absolute property of the Bank.
6. No failure by the Bank in the exercise of any of its rights under this Mortgage shall preclude the Bank from the exercise thereof in the event of a subsequent default by the Mortgagors hereunder, and no delay by the Bank in the exercise of any of its rights under this Mortgage shall preclude the Bank from the exercise thereof so long as the Mortgagors are in default hereunder. The Bank may enforce any one or more of its rights or remedies hereunder successively or concurrently.
7. The Bank, at its option, may extend the time for the payment of the Notes, or reduce the payments thereon, or accept a renewal note or notes therefor, without the consent of any junior lien holder, and without the consent of the Mortgagors if the Mortgagors have then parted with title to the mortgaged premises; and any such extension, reduction or renewal shall not 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 Mortgagors to the Bank.
8. The loan evidenced by promissory notes and secured by this mortgage is for the purpose of residential constructing improvements on the above described real estate.
9. All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this Mortgage.
10. In the event this Mortgage is executed by one person, firm or corporation, the term "Mortgagors" as used herein shall be construed to mean "Mortgagor" and this Mortgage amended and interpreted accordingly to affect such construction.

In witness whereof the Mortgagors have hereunto set their hand and seal this 18th day of May, 19 91

Attest: Larry Rolland
By John R. Pehl
(John R. Pehl)

By Judith B. Pehl
(Judith Pehl)



State of Indiana)
County of Lake) SS:

Before me, a Notary Public, in and for said County and State, this 18th day of May, 19 91,
personally appeared John R. Pehl and Judith Pehl, H/W

and acknowledged the execution of the foregoing Mortgage, as a voluntary act and deed.

Witness my hand and Notary Seal
Notary Public John B. Marcum My Commission Expires 10.16.93

This instrument prepared by Larry Rolland, Asst. V. P. INB National Bank, NW, Lowell, IN XXXXX
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