

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH that MICHAEL G. AND MARGARET E. CAPEWELL
of 1045 N. LAKEVIEW DR., LOWELL, IN 46356, 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:

LOT 45 IN BLOCK 15 IN DALECARLIA, AS PER PLAT THEREOF, RECORDED IN
PLAT BOOK 22 PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

STATE OF INDIANA, S.S. NO.
LAKE COUNTY
FILED FOR RECORD
MAY 31 9 20 AM '91
ROBERT (BOB) FREELAND
RECORDER

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 \$10,458.83 with interest at a rate of
12.50 % per annum payable according to its terms, with
the balance of the indebtedness, if not sooner paid, due and
payable on 6-6-91.

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
forebearance 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 6th day of May, 19 91.

[Signature]
MICHAEL G. CAPEWELL
[Signature]
MARGARET E. CAPEWELL

STATE OF INDIANA, LAKE COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and
State, this 6th day of May, 19 91, personally appeared:
Michael G. & Margaret E. Capewell

and acknowledged the execution of the foregoing mortgage
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my
official seal.

[Signature]
Notary Public DEBBIE J. LUCAS
County of Residence: LAKE

My Commission Expires:
1-29-93

This instrument prepared by: DEBBIE J. LUCAS

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