

Rb2388

Bill C. Farris	
Karen Farris	91038867
5515 W. 41st St.	
Gary, IN 46408	
<b>MORTGAGOR</b> "I" includes each mortgagor above.	<b>MORTGAGEE</b> "You" means the mortgagee, its successors and assigns.

REAL ESTATE MORTGAGE: For value received, I, Bill C. Farris and Karen Farris, mortgage, grant and convey to you on July 26, 1991, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures that may now or at anytime in the future be part of the property (all called the "property").

PROPERTY ADDRESS: 5515 W. 41st Street (Street), Gary (City), Indiana 46408 (Zip Code)

LEGAL DESCRIPTION: See attached addendum

2000 TITLE INSURANCE COMPANY  
 INDIANA DIVISION COUNTY  
 FILED FOR RECORD  
 AUG 2 10 06 AM '91  
 ROBERT (BOB) FREELAND  
 RECORDER



located in: Lake County, Indiana. **TITLE:** If covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due, and

**SECURED DEBT:** This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts I may at any time owe you under this mortgage, the instrument or agreement described below, any renewal, refinancing, extension or modification of such instrument or agreement, and, if applicable, the future advances described below.

The secured debt is evidenced by (describe the instrument or agreement secured by this mortgage and the date thereof):  
Open end line of credit dated July 26, 1991

The above obligation is due and payable on July 26, 2001 if not paid earlier.  
 The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of Twenty Five Thousand and 00/100 Dollars (\$ 25,000.00), plus interest and all other amounts, plus interest, advanced under the terms of this mortgage to protect the security of this mortgage or to perform any of the covenants and agreements contained in this mortgage.

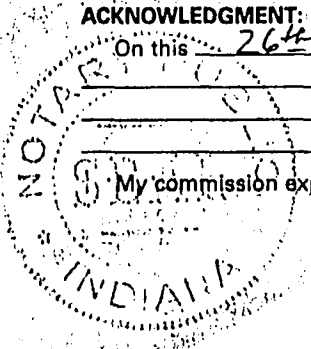
- Future Advances:** The above debt is secured even though all or part of it may not yet be advanced. Future advances are contemplated and will be made in accordance with the terms of the note or loan agreement evidencing the secured debt.
- Variable Rate:** The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.
- A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof.

RIDERS:  Commercial  \_\_\_\_\_

**SIGNATURES:** By signing below, I agree to the terms and covenants contained on the front and back sides of this mortgage, in any instruments evidencing the secured debt and in any riders described above and signed by me. I acknowledge receipt of a copy of this mortgage.

Bill C. Farris  
 Bill C. Farris

Karen Farris  
 Karen Farris



ACKNOWLEDGMENT: STATE OF INDIANA, Porter County ss:  
 On this 26th day of July, 1991, before me, \_\_\_\_\_, personally appeared Bill C. Farris and Karen Farris

and acknowledged the execution of the foregoing instrument.  
 My commission expires: \_\_\_\_\_  
Theresa A. Carpenter (Notary Public)  
 (Type or Print Name)  
 Resident of \_\_\_\_\_ County, Indiana

## COVENANTS

- 1. Payments.** I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt exclusive of interest or principal, second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.
- 2. Claims against Title.** I will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, and other charges relating to the property when due. You may require me to provide to you copies of all notices that such amounts are due and the receipts evidencing my payments. I will defend title to the property against any claims that would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
- 3. Insurance.** I will keep the property insured under terms acceptable to you at my expense and for your benefit. This insurance will include a standard mortgage clause in your favor. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
- 4. Property.** I will keep the property in good condition and make all repairs reasonably necessary. I will give you prompt notice of any loss or damage to the property.
- 5. Expenses.** I agree to pay all your expenses, including reasonable attorneys' fees, if I breach any covenants in this mortgage or in any obligation secured by this mortgage. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
- 6. Default and Acceleration.** If I fail to make any payment when due or breach any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may, at your option, accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
- 7. Assignment of Rents and Profits.** I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you may, as provided by law, have the court appoint a receiver and the receiver may take possession and manage the property and collect the rents, income and profits. Any rents you collect shall be applied first to the costs of managing the property, including all taxes, assessments, insurance premiums, repairs, court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
- 8. Prior Security Interests.** I will make payments when due and perform all other covenants under any mortgage, deed of trust, or other security agreement that has priority over this mortgage. I will not make or permit any modification or extension of any mortgage, deed of trust or other security interest that has priority over this mortgage or any note or agreement secured thereby without your written consent. I will promptly deliver to you any notices I receive from any person whose rights in the property have priority over your rights.
- 9. Leaseholds; Condominiums; Planned Unit Developments.** I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
- 10. Authority of Mortgagee to Perform for Mortgagor.** If I fail to perform any of my duties under this mortgage, or any other mortgage, deed of trust, lien or other security interest that has priority over this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.  
**This Document is the property of the Lake County Recorder!**  
Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.  
Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect from time to time on the secured debt.
- 11. Inspection.** You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.
- 12. Condemnation.** I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Waiver.** By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again. I waive all rights of valuation and appraisal.
- 14. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** All duties under this mortgage are joint and several. If I sign this mortgage but do not sign the secured debt I do so only to mortgage my interest in the property to secure payment of the secured debt and, by doing so, I do not agree to be personally liable on the secured debt. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.  
The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.
- 15. Notice.** Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by first class mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.  
Any notice shall be deemed to have been given to either of us when given in the manner stated above.
- 16. Transfer of the Property or a Beneficial Interest in the Mortgagor.** If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
- 17. Release.** When I have paid the secured debt in full and all underlying agreements have been terminated, you will, at my request, release this mortgage without charge to me. Except when prohibited by law, I agree to pay all costs to record the release.
- 18. Severability.** Any provision or clause of this mortgage or any agreement evidencing the secured debt which conflicts with applicable law will not be effective unless that law expressly or impliedly permits variations by agreement. If any provision or clause of this mortgage or any agreement evidencing the secured debt cannot be enforced according to its terms, this fact will not affect the enforceability of the balance of the mortgage and the agreement evidencing the secured debt.

EXHIBIT A

SUBDIVIDED LOTS AND PARCEL 1: Lots 1 to 10, both inclusive, Block 2, and Lots 1 to 8, both inclusive, Block 3, in J.R. Brant's 45th Avenue Gardens and also part of the south 1/2 of Section 25, Township 36 North, Range 9 West of the 2nd P.M., described as follows: Beginning at a point on the West line of the NW 1/4, SE 1/4 of said Section 25 and 893.33 feet South of the Northwest corner thereof; thence North 232 feet more or less to the South line of the North 5 acres of the West 10 acres of the NW 1/4, SE 1/4 of said Section 25; thence East parallel to the North line of the SE 1/4 of said Section 25 a distance of 328.8 feet more or less to the East line of said West 10 acres of the NW 1/4, SE 1/4 of said Section 25; thence South along the East line of said West 10 acres and said line extended South 1125 feet more or less to the center line of Cady Marsh Ditch; thence Westerly along the center line of Cady Marsh Ditch to the East line of J.R. Brant's 45th Avenue Gardens; thence North along the East line of J.R. Brant's 45th Avenue Gardens to the Northeast corner thereof; thence West along the North line of J.R. Brant's 45th Avenue Gardens, 223.56 feet more or less to a point 483.56 feet West of the East line of the NE 1/4, SW 1/4 of said Section 25; thence North 220 feet; thence East 63 feet; thence North 673.33 feet more or less to the North line of the NE 1/4 of the SE 1/4 of said Section 25; thence East along the North line of the South 1/2 of said Section 25 a distance of 100.95 feet; thence South 180.0 feet; thence East 115 feet; thence South 165 feet; thence East 114.24 feet; thence South 548.33 feet; thence East 90.18 feet more or less to the point of beginning.

PARCEL 2: Part of the NW 1/4 of the SE 1/4 of Section 25, Township 36 North, Range 9 West of the 2nd P.M., more particularly described as: Commencing at the Northeast corner of the NW 1/4 of the SE 1/4; thence West on the North line of said NW 1/4 of the SE 1/4 a distance of 513.40 feet to the place of beginning; thence South on a line which makes an angle of 89 degrees 22 minutes 30 seconds South to East with the last described line a distance of 1324.54 feet to the South line of the NW 1/4 of the SE 1/4; thence West on said South line 147.4 feet to the West line of the East 1/2 of the NW 1/4 of the SE 1/4; thence North on said West line a distance of 1324.66 feet to the North line of said NW 1/4 of the SE 1/4; thence East on said North line a distance of 141.65 feet to the place of beginning, except the North 225 feet thereof, in Lake County, Indiana.

PARCEL 3: The West 1/16 of the NE 1/4 of the SE 1/4 of Section 25, Township 36 North, Range 9 West of the 2nd P.M., except the North 318 feet thereof, Lake County, Indiana; also that part of the NW 1/4 of the SE 1/4 of Section 25, Township 36 North, Range 9 West of the 2nd P.M., described as follows: Commencing at a point 140 feet South of the Northeast corner of said NW 1/4 of the SE 1/4; thence South along the East line thereof, 1183.9 feet to the South line of said NW 1/4 of the SE 1/4; thence West along said South line 75.5 feet to the center line of Ross Road; thence Northwesterly along the center line of Ross Road, 1140 feet more or less to a point 200 feet South of the North line of said NW 1/4 of the SE 1/4; thence East parallel with the North line of the said NW 1/4 of the SE 1/4, 180.8 feet more or less to a point 75 feet West of the East line of said NW 1/4 of the SE 1/4; thence north parallel with the East Line of said NW 1/4 of the SE 1/4 60 feet; thence East 75 feet to the point of beginning, Lake County, Indiana, except therefrom all real estate lying West of the East 75 feet thereof and further excepting that property lying within Ross Road.

PARCELS FROM E.B. ADAMS PLAT DATED MARCH 21, 1949

TRACT NO. 5: Commencing at the intersection of the center line of Ross Road at a distance of 298.98 feet South of the North line of the NW 1/4 of the SE 1/4 of Section 25, Township 36 North, Range 9 West of the 2nd P.M., said point being south 35 degrees 28 minutes 30 seconds East 201.10 feet; thence South 24 degrees 18 minutes 30 seconds East 140.11 feet from the intersection of the North line of the NW 1/4 of the SE 1/4 of said Section 25 with the center line of Ross Road; thence South 24 degrees 18 minutes 30 seconds East 59.89 feet along the center line of Ross Road; thence south 6 degrees 16 minutes East 5.50 feet along the center line of Ross Road; thence West 329.90 feet; thence North 0 degrees 10 minutes West 60 feet to a point 300 feet South of the North line of the NW 1/4 of the SE 1/4 of said Section 25; thence East 304.63 feet to the place of beginning, containing 0.437 of an acre, more or less, in Lake County, Indiana.

TRACT NO. 6: Commencing at the intersection of the center line of Ross Road at a distance of 358.98 feet South of the North line of the NW 1/4 of the SE 1/4 of Section 25, Township 36 North, Range 9 West of the 2nd P.M., said point being South 35 degrees 28 minutes 30 seconds East, 210.10 feet; thence South 24 degrees 18 minutes 30 seconds East 200 feet; thence South 6 degrees 16 minutes East 5.50 feet from the intersection of the North line of the NW 1/4 of the SE 1/4 of said Section 25 with the center line of Ross Road; thence South 6 degrees 16 minutes East 60.50 feet along the center line of Ross Road; thence West 336.55 feet; thence North 0 degrees 10 minutes West 60 feet to a point 360 feet South of the North line of the NW 1/4 of the SE 1/4 of said Section 25; thence East 329.90 feet to the place of beginning, containing 0.459 of an acre, more or less, in Lake County, Indiana.

TRACT NO. 8: Commencing at the intersection of the center line of Ross Road at a distance of 478.98 feet South of the North line of the NW 1/4 of the SE 1/4 of Section 25, Township 36 North, Range 9 West of the 2nd P.M., said point being South 35 degrees 28 minutes 30 seconds East, 210.10 feet; thence South 24 degrees 18 minutes 30 seconds East 300 feet; thence South 6 degrees 16 minutes East 126.50 feet from the intersection of the North line of the NW 1/4 of the SE 1/4 of said Section 25 with the center line of Ross Road; thence South 6 degrees 16 minutes East 60.50 feet along the center line of Ross Road; thence West 349.85 feet; thence North 0 degrees 10 minutes West 60 feet to a point 480 feet South of the North line of the NW 1/4 of the SE 1/4 of said Section 25; thence East 343.20 feet to the place of beginning, containing 0.477 of an acre, more or less, in Lake county, Indiana.

TRACT NO. 9: Commencing at the intersection of the center line of Ross Road at a distance of 538.98 feet South of the North line of the NW 1/4 of the SE 1/4 of Section 25, Township 36 North, Range 9 West of the 2nd P.M., said point being South 35 degrees 28 minutes 30 seconds East 210.10 feet; thence South 24 degrees 18 minutes 30 seconds East, 200 feet; thence South 6 degrees 16 minutes East 187.00 feet from the intersection of the North line of the NW 1/4 of the SE 1/4 of said Section 25, with the center line of Ross Road; thence South 6 degrees 16 minutes East 60.50 feet along the center line of Ross Road; thence West 356.5 feet; thence North 0 degrees 10 minutes West 60 feet to a point 540 feet South of the North line of the NW 1/4 of the SE 1/4 of said Section 25; thence East 349.85 feet to the place of beginning, containing 0.477 of an acre, more or less, in Lake County, Indiana.