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Merc Natl Bk of Ind

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MERCANTILE NATIONAL BANK
OF INDIANA
HAMMOND, INDIANA

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That James L. Posey & Deborah K. Brunetti,
Husband and Wife

of Cook County, in the State of Illinois

Mortgage and Warrant to Mercantile National Bank of Indiana, a Corporation organized and existing under the laws of the United States of America of Lake County, in the State of Indiana, the following described Real Estate in Lake County, in the State of Indiana, as follows, to-wit:

Lot 51, Block One of Briar Ridge Country Club Addition, Unit 4, a Planned Unit Development in Schererville, Indiana, as shown in Plat Book 62, Page 55, in Lake County, Indiana,

together with the tenements, appurtenances and rights thereunto belonging, together with the rents therefrom, to secure the payment of one promissory note, of even date, in the amount of Sixty Three Thousand Two Hundred and NO/100--- DOLLARS, (\$63,200.00), made and executed by the mortgagor, payable to the order of the mortgagee, in accordance with the terms as set out in said promissory note.

In the event of a proceeding to foreclose this mortgage, the Mortgagor agrees to pay reasonable attorneys fees and such other expenses necessarily a part of such proceeding.

The lien of this mortgage shall include all equipment and appliances located on said real estate whether now or hereafter attached to or used in said real estate. In the event of a foreclosure, the Mortgagee may apply for a Receiver who shall take possession of the above real estate, and collect the rents therefrom, and complete said structure, and such receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to discharge the indebtedness due 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 any one of said notes, 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 all of said notes are to be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until all of said notes are paid, said mortgagors 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 their interest may appear and the policy duly assigned to the mortgagee, in the amount of Sixty Three Thousand Two Hundred and NO/100--- Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with * per cent interest thereon, shall be a part of the debt secured by this mortgage. *2% over the rate stated in the note

In Witness Whereof, the said mortgagors have hereunto set their hands and seal this 23rd day of December 19 91

James L. Posey

James L. Posey

Deborah K. Brunetti

Deborah K. Brunetti

STATE OF INDIANA, Lake COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this

23rd day of December 19 91, came

James L. Posey & Deborah K. Brunetti,

Husband and Wife

and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires 5/1/93
Resident of Lake County
This instrument prepared by: Mary Ann Zembala

Mary Ann Zembala Notary Public
Printed Name Mary Ann Zembala

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CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION