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REAL ESTATE MORTGAGE

This indenture witnesseth that Vinyards, Inc. of Lake County, Indiana, as MORTGAGOR, Mortgages and warrants to R. Alan Mussman and Laura H. Mussman of Lake County, Indiana, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to-wit:

Part of Lot 16, as marked and laid down on the recorded plat of Smith's Addition of Outlots to the Town (now City) of Crown Point, being the Northwest Quarter of the Northeast Quarter of Section 5, Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, as the same appears of record in Miscellaneous Record "A", Page 290, in the Recorder's Office of Lake County, Indiana, and more particularly described as follows: Commencing at a point on the West line of Lot 16, 171 feet South of the Northwest corner of said Lot; thence South on the West line of said Lot, for a distance of 116 feet, more or less, to a East and West fence; thence East on a line parallel with the North line of said Lot, to the Southwesterly line of the Right-of-way of the Chicago and Erie Railroad Company; thence Northwesterly along said right-of-way line to a point directly East of the place of beginning; thence West to the place of beginning, in Lake County, Indiana,

commonly known as 1318 North Main, Crown Point, Indiana,

as well as the rents, profits and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

A. To secure the payment, when the same shall become due, of the following indebtedness of even date herewith: Promissory Note in the amount of \$35,000.00 dated February 18, 1992,

with interest upon the unpaid principal balance at the greater of the prime rate of the Centier Bank plus three percentage points or ten percent (10%) at maturity, all without relief from Valuation and Appraisement Laws, and with attorneys' fees;

B. Also securing any renewal or extension of such indebtedness;

C. Also securing all future advances to the full amount of this mortgage;

TICOR TITLE INSURANCE
Crown Point, Indiana

STATE OF INDIANA S.H.O.
LAKE COUNTY
FILED FOR RECORDING

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RECORDER



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D. Also securing all indebtedness or liabilities incurred by the holder hereof for the protection of this security or for the collection of this mortgage.

Mortgagor agrees to pay to Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance and assessments against said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurance and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal.

Mortgagor further covenants and agrees as follows:

1. To keep all buildings, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss payable to Mortgagee in form satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the existence of said indebtedness or any portion thereof.

2. To exercise due diligence in the operation, management and occupation of said real estate and the improvements thereon and not to remove or suffer to be removed any fixtures and/or appliance, now or hereafter placed on said premises; and to keep said real estate and improvements thereon in their present condition and repair, normal and ordinary depreciation excepted; Mortgagor shall not do or suffer to be done any acts which will impair the security of this mortgage nor any illegal or immoral acts on said premises; and Mortgagee shall have the right to inspect said premises at all reasonable times.

3. The holder of this obligation may renew the same or extend the time of payment of the indebtedness or any part thereof or reduce the payments thereon; and any such renewal, extension or reduction shall not release any maker, endorser, or guarantor from any liability on said obligation.

4. No sale of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shall operate to release, discharge or modify in any manner the effect of the original liability of the Mortgagor; and any extension of time on this mortgage by Mortgagee or his assigns, without the consent of the holder of any junior lien or encumbrance, shall not operate to cause a loss of the priority of this mortgage over such junior lien. Mortgagee shall be subrogated to any lien or claim paid by moneys advanced and hereby secured.

5. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee.

6. It is agreed that time is the essence of this agreement and that, in case of default in the payment of any installment when the same shall become due and payable, the holder of the note and mortgage may, at his option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any junior lien or encumbrance against the said real estate, then the Mortgagee herein may immediately declare this mortgage due and payable and institute such proceedings as may be necessary to protect his interest. The lien of this mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter attached to or used in connection with said premises.

7. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings hereunder, Mortgagee is expressly authorized to cause a continuation of the abstract of title at the expense of Mortgagor to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the abstract of title to the said real estate, together with interest thereon at the rate of eight percent per annum, shall become part of the debt secured by this mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Mortgagee.

8. In the event of such foreclosure, the Mortgagee, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real estate, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the court for the benefit of the Mortgagee pending foreclosure proceedings. Said receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due.

9. All terms of this mortgage shall be binding on each and all successors in ownership of said real estate, as well as upon all heirs, executors, administrators of Mortgagor or successors in ownership.

10. Additional Covenants: This Mortgage is subordinate to a First Mortgage in favor of Centier Bank in the amount of One Hundred Eighty Nine Thousand Dollars (\$189,000.00).

Dated this 18th day of February, 1992.

VINYARDS, INC.

By: Theodore Vinyard
Its Authorized Officer
Theodore Vinyard

Attest:

Mary Beth Vinyard
Secretary

STATE OF INDIANA)
COUNTY OF LAKE)



Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of February, 1992, personally appeared Mary Beth Vinyard and Theodore Vinyard known to me to be the President of Vinyards, Inc. and acknowledged the execution of the above instrument on behalf of the Corporation for the uses and purposes therein stated.

and

Secretary

I have hereunto set my hand and seal the day and year first above written.



Kirk A Pinkerton
Notary Public, Kirk A Pinkerton
Resident of Lake County

My Commission Expires:

7/13/92

Prepared by Jack Esala