

Real Estate Mortgage

92049841

INB National Bank, n.w. 437 South Street P.O. Box 780 Lafayette, Indiana 47902



INB

This indenture witnesseth that Robert A. Bruce

of Lake County, State of Indiana, hereby mortgage to INB National Bank, Northwest, a national banking association having its principal place of business in Lafayette, Indiana; ("Bank") the real estate, located in the County of Lake, State of Indiana, the legal description of which is set forth on the reverse side hereof together with all improvements now or hereafter situated on the mortgaged premises or used in connection therewith, and all rights, privileges, interests, easements, hereditaments and appurtenances thereunto belonging or in any way 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 payment of the indebtedness of Robert A. Bruce

to the Bank as evidenced by a Promissory Note or Notes dated July 27, 1992

in the amount of \$ 100,000.00 and shall also secure the payment of any sums guaranteed by, advanced to, or any obligation incurred by Mortgagors hereafter in favor of the Bank. It is understood by both parties that discretion to advance additional funds, as provided for above, remains with the Bank and is not obligatory.

The Bank, at its option, may extend the time of payment of any part or all of the indebtedness secured hereby, reduce the payments thereon, or accept a renewal note or notes therefor, without the consent of any junior lienholder and without the consent of any Mortgagors if Mortgagors have then parted with title to the mortgaged premises, and no such extension, reduction or renewal shall impair the lien or priority of this Mortgage, nor release, discharge or affect the personal liability of the Mortgagors to the Bank.

Mortgagors, jointly and severally, warrant that they are the owners of the mortgaged premises, and covenant and agree with the Bank not to permit any lien of mechanics or materialmen to attach to mortgaged premises; to keep the mortgaged premises in good repair and to pay all taxes and assessments levied or assessed against the mortgaged premises as the same become due; and if required by the Bank, to keep any buildings on the mortgaged premises insured against loss by fire and windstorm and such other hazards as the Bank may require from time to time in an amount equal to or in excess of the unpaid balance of the indebtedness secured hereby and the amount of all prior indebtedness secured by the mortgaged premises; all such policies to be in companies acceptable to the Bank and to contain a Loss Payable Clause in favor of the Bank as its interest may appear.

Upon failure of Mortgagors so to do, the Bank may (but shall not be obligated to) make repairs to, pay any tax assessment levied against, pay or discharge any lien or encumbrance to, or procure and/or maintain in effect insurance with respect to the mortgaged premises; and all sums so paid shall, with interest at the rate provided in the notes, become a part of the indebtedness secured hereby.

Upon default of any payment provided for in any Note secured by this mortgage, or upon failure to perform any of the terms and conditions of this Mortgage, or if Mortgagors shall abandon the mortgaged premises or be adjudged bankrupt, then in any such event the entire indebtedness secured hereby shall, at the option of the Bank, become immediately due and payable without notice, and the Bank shall have the right immediately to foreclose this Mortgage. No failure to exercise any right hereunder shall preclude the exercise thereof in the event of a subsequent default.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, personal representatives, successors and assigns of the parties to this Mortgage.

Whenever required herein by the context, the plural shall be regarded as and shall mean the singular, and the singular shall be regarded as and shall mean the plural.

In witness whereof, the undersigned have hereunto set their hands and seals this 27th day of July, 1992.

Robert A. Bruce
Robert A. Bruce

10704 W. 181st.

State of Indiana)
County of Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of July, 1992, personally appeared Robert A. Bruce and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal:
Notary Public Mary Elaine Osburn
My Commission Expires 00-10-94 County of Residence Lake
This Instrument Prepared by Steve A. Niedert, Sr. Vice President RCN 403030



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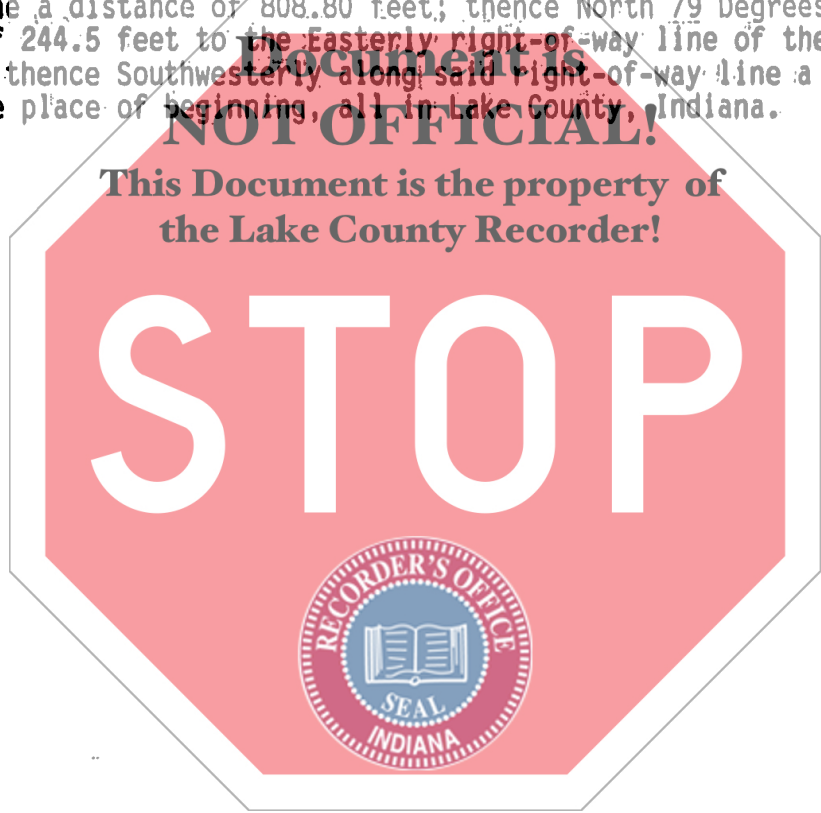
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Legal Description of Mortgaged Premises

That portion of the following described parcel of land lying South of the following described line:

Commencing at a 3/4" iron pipe set on the East line of said parcel 325.81 feet South of the Northeast corner thereof, thence North 79 degrees 23 minutes 36 seconds West, 306.59 feet to the termination of said line at a 3/4" iron pipe set on the West line of said parcel 320.0 feet South of the Northwest corner as measured along the West line of said parcel, said parcel being:

A part of the West half of the SE 1/4 of Section 21, Township 33 North, Range 9 West of the 2nd P.M. described as: Commencing at a point on the Easterly right-of-way line of the New York Central Railroad at a distance of 40 feet North of the South line of said Section 21, thence East parallel to said South line a distance of 263.40 feet; thence South 10 feet; thence East parallel to the South line of said Section 21, a distance of 136.60 feet; thence North at right angle to last described line a distance of 808.80 feet; thence North 79 Degrees 27 minutes West a distance of 244.5 feet to the Easterly right-of-way line of the New York Central Railroad; thence Southwesterly along said right-of-way line a distance of 858.83 feet to the place of beginning, all in Lake County, Indiana.



Mortgage Dated: July 27, 1992

Mortgagors

Robert A. Bruce

10204 West 181st Street

Lowell, IN 46356