

Open End Credit 92071993
REAL ESTATE MORTGAGE (Not for Purchase Money)

MORTGAGE DATE
OCTOBER 28, 1992

CONSIDERATION AND GRANT OF MORTGAGE

This mortgage is made on the date noted above between the parties listed below. Under this mortgage and related Home Equity Loan Program Account Contract ("Account"), Mortgagee is obligated to make advances on a continuing basis, for twenty-five years, up to the principal amount shown below (Mortgagor's Credit Limit), consistent with the terms of the Account. Any party interested in the details related to Mortgagee's continuing obligation to make advances to Mortgagor(s) is advised to consult Mortgagee directly. In consideration of Mortgagee's obligation to make continued advances to Mortgagor(s) under Mortgagor(s) Account, Mortgagor(s) mortgages and warrants to the Mortgagee, its successors and assigns, forever, the land and property located and described as noted below, together with all interest in the property or right, privilege or improvement belonging or passable with the property, easements and rights of way of the property and all buildings and fixtures.

PROPERTY DESCRIPTION

TRACT NUMBER 4, WOODBRIDGE HOMESTEADS, AS SHOWN IN PLAT BOOK 23, PAGE 6, IN LAKE COUNTY, INDIANA.

STA OF INDIANA
 LAKE COUNTY
 LED FOR RECORD
 NOV 13 9 35 AM '92
 ROBERT RECORDERS & CLERK

MORTGAGOR(S) NAME(S)	MORTGAGEE NAME(S)
EDWARD R. MARTIN AND MARILYNN R. MARTIN, HUSBAND AND WIFE	Indiana University Employees Federal Credit Union
ADDRESS 3935 WEST 45TH AVENUE CITY GARY COUNTY LAKE	ADDRESS 105 E. Winslow Road CITY Bloomington COUNTY Monroe STATE Indiana 47401



PRINCIPAL AMOUNT
 FORTY-NINE THOUSAND FIVE HUNDRED DOLLARS 00/100 \$ 49,500.00

COLLATERAL FOR ACCOUNT. This Mortgage is given to secure the agreements specified in this Mortgage as well as the Account Contract between Mortgagor(s) and Mortgagee which this Mortgage secures.
PAYMENT. The Mortgagor(s) will pay all indebtedness secured by this Mortgage according to the terms of the Contract between Mortgagor(s) and Mortgagee which is secured by this Mortgage.
COLLATERAL PROTECTION. The Mortgagor(s) will keep all of the property mortgaged in good repair, and will keep it insured for Mortgagee's protection with an insurer of the Mortgagor's choice. The Mortgagor(s) will pay all taxes, assessments and other charges when they are due.
DUE ON SALE. In the event the Mortgagor(s) shall sell, assign or otherwise transfer their interest in the property, whether by deed, contract, or otherwise, such sale or assignment may, at the Mortgagee's option, constitute a default in the Contract and subject that Contract to the Mortgagee's right to demand payment in full.
PAYMENT OF SUPERIOR INTERESTS. The Mortgagor(s) will pay all mortgage indebtedness to which this Mortgage is secondary, according to the terms of such other obligation(s), and in no way will cause such other indebtedness to be declared in default.
FORECLOSURE COSTS. Mortgagor(s) agree to pay, and this Mortgage shall secure, the payment of all costs of foreclosure, including, but not limited to, reasonable attorney fees, costs of abstract, title insurance, court and advertising costs.
POWER OF SALE. The Mortgagor(s) grant to Mortgagee a power of sale, including any statutory procedure for foreclosure of a mortgage by advertisement, which Mortgagee may use directly or indirectly to sell the mortgaged property if the Mortgagor(s) default on the payment of any indebtedness secured by this Mortgage or commit any other act or omission as specified in the Account Contract which is secured by this Mortgage under the provision entitled Account Termination and Acceleration of Amounts Due. The Mortgagor(s) hereby waive and release all rights under any homestead or exemption law that might otherwise affect the real estate being mortgaged hereunder.

SIGNATURES - MORTGAGOR(S)/WITNESSES

Signed and sealed by Mortgagor(s):
 (X) *Edward R. Martin* Mortgagor's Signature **EDWARD R. MARTIN**
 (X) *Marilynn R. Martin* Mortgagor's Signature **MARILYNN R. MARTIN**

NOTARIZATION

On the Mortgage Date shown above, the named Mortgagor(s) personally appeared before me and acknowledged that the execution of the Mortgage was his, her, or their free act and deed.
 State of INDIANA } ss Date OCTOBER 28, 1992
 County of LAKE
 My Commission Expires JUNE 6, 1995
 Notary Public's Signature (X) *Patricia A. Terino*
PATRICIA A. TERINO
 Residing in PORTER County, IN

This Instrument Was Prepared By:
Jeffrey A. Maudlin, Vice President
Indiana University Employees Federal Credit Union
P.O. Box 368
Bloomington, Indiana 47402-0368

When Recorded Return to:
Indiana University Employees Federal Credit Union
105 E. Winslow Road
P.O. Box 368
Bloomington, Indiana 47402-0368