

FA 8224
 Open End Credit
 REAL ESTATE MORTGAGE
 93012715

Return to:
 First American Title Insurance Company
 5265 Commerce Drive
 Downsville, IN 46307 (Purchase Money)

MORTGAGE DATE
 February 16, 1993

CONSIDERATION AND GRANT OF MORTGAGE

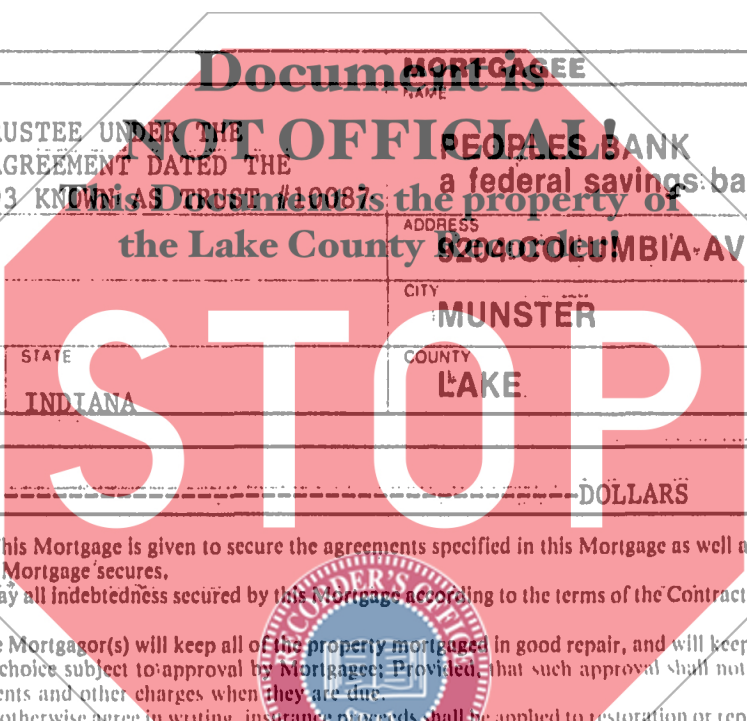
This mortgage is made on the date noted above between the parties listed below. Under this mortgage and related Home Equity Line Account Contract, Mortgagee is obligated to make advances on a continuing basis, for seven (7) years, up to the principal amount shown below (Mortgagor's Credit Limit), consistent 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

LOT NUMBER 99, PLUM CREEK VILLAGE, 6TH ADDITION, BLOCK 3 TO THE TOWN OF SCHERERVILLE, INDIANA AS RECORDED IN PLAT BOOK 62, PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

STATE OF INDIANA, S.S. NO. LAKE COUNTY FILED FOR RECORD FEB 25 10 24 AM '93 SARAH L. ORNLICH RECORDER

MORTGAGOR(S) NAME(S)		MORTGAGEE NAME	
PEOPLES BANK FSB, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 3RD DAY OF FEBRUARY 1993 KNOWN AS TRUST #10087		PEOPLES BANK a federal savings bank	
ADDRESS 313 PLUM CREEK DRIVE CITY SCHERERVILLE COUNTY LAKE		ADDRESS 5204 COLUMBIA AVENUE CITY MUNSTER COUNTY LAKE	
STATE INDIANA		STATE INDIANA	
PRINCIPAL AMOUNT			
TEN THOUSAND & .00/100		DOLLARS \$ 10,000.00	



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 subject to approval by Mortgagee; provided that such approval shall not be unreasonably withheld. The Mortgagor(s) will pay all taxes, assessments and other charges when they are due.

Unless Mortgagee and Mortgagor(s) otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged; provided such restoration or repair is economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Mortgagor(s). If the Property is abandoned by Mortgagor(s), or if Mortgagor(s) fails to respond to Mortgagee within 30 days from the date notice is mailed by Mortgagee to Mortgagor(s) that the insurance carrier offers to settle a claim for insurance benefits, Mortgagee is authorized to collect and apply the insurance proceeds at Mortgagee's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

PAYMENT OF SUPERIOR INTEREST. The Mortgagor(s) will pay all mortgage indebtedness to be declared in default. Mortgagor(s) shall promptly discharge any lien other than the first mortgage which maintains a priority over this Mortgage.

INSPECTION. Mortgagee may make or cause to be made reasonable entries upon and inspection of the Property, providing that Mortgagee shall give Mortgagor(s) notice prior to any such inspection specifying reasonable cause therefore related to Mortgagee's interest in the Property.

FORBEARANCE BY MORTGAGEE NOT A WAIVER. Any forbearance by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage.

NOTICE: Except for any notice required under applicable law to be given in another manner, (a) any notice to Mortgagor(s) provided for in this Mortgage shall be given by mailing such notice address to Mortgagor(s) at the Property Address or at such other address as Mortgagor(s) may designate by notice to Mortgagee as provided herein, and (b) any notice to Mortgagee shall be given by certified mail, return receipt requested, to Mortgagee's address stated herein or to such other address as Mortgagee may designate by notice to Mortgagor(s) as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor(s) or Mortgagee when given in the manner designated herein.

DUE ON SALE. In the event the Mortgagor(s) shall sell, assign or otherwise transfer all or any part of the property or an interest therein, 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.

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.

WAIVER OF VALUATION AND APPRAISEMENT. Mortgagor(s) hereby waives all rights of valuation and appraisal.

ADDITIONAL PROVISIONS. Mortgagor(s) covenants that Mortgagor(s) is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, with the exception of those items, if any, listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagee's interest in the Property, and that Mortgagor(s) will warrant and defend generally the title to the Property against all claims and demands, subject to any encumbrances, declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Mortgagee's interest in the Property.

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.

1700
 2/16/93

signed and sealed by Mortgagor(s):

X

Mortgagor's Signature

Peoples Bank FSB as trustee under the provisions of a trust agreement dated the 3rd day of February 1993

X Known as Trust Number 10087 see attached

Mortgagor's Signature

X

Mortgagor's Signature

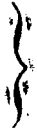
X

Mortgagor's Signature

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 _____

Date _____

County of LAKE

Notary Public's

Signature X

My Commission Expires _____

Notary's Name _____

_____ COUNTY, _____

Prepared By: BARBARA BAME

When Recorded Return To: CONSUMER LOAN DEPT

Address: PEOPLES BANK FSB

PEOPLES BANK FSB

City & State: 9204 COLUMBIA

9204 COLUMBIA AVENUE

MUNSTER IN 46321

MUNSTER, INDIANA 46321

1989 Great Lakes Business Forms, Inc.
CUSTOM EQUITY MORTGAGE

Document is

NOT OFFICIAL!

**This Document is the property of
the Lake County Recorder!**

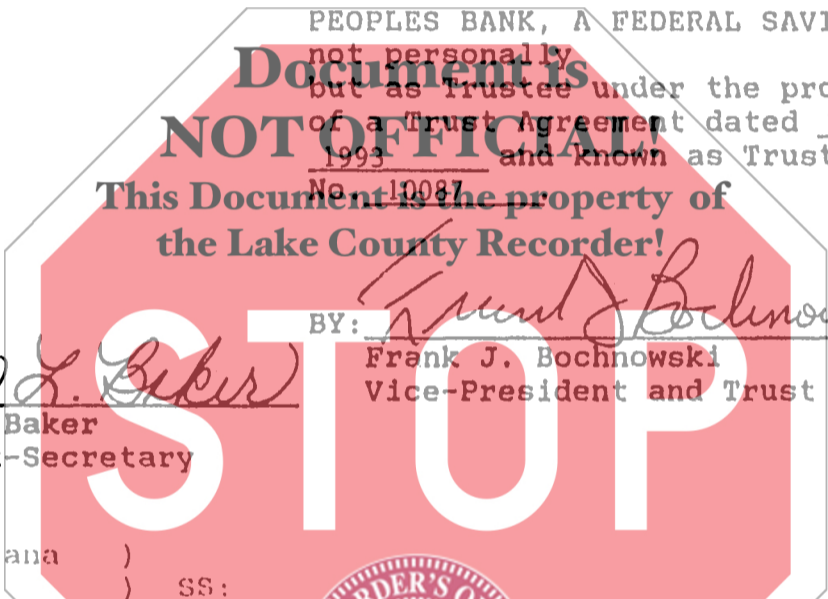
STOP



FA-8224

Return to:
First American Title Insurance Company
5265 Commerce Drive
Crown Point, IN 46307

Attachment to mortgage to Peoples Bank, A Federal Savings Bank
for \$ 10,000.00 to Land Trust # 10087. This
mortgage is executed by Peoples Bank, A Federal Savings Bank, not
personally but as Trustee as aforesaid, in the exercise of the power
and authority conferred upon and vested in it as such Trustee, and it
is expressly understood and agreed by the mortgage herein and by
every person now or hereafter claiming any right or security
hereunder that nothing contained herein or in the note secured by
this mortgage shall be construed as creating any liability on Peoples
Bank, A Federal Savings Bank or on any of the beneficiaries under
said trust agreement personally to pay said note or any interest that
may accrue thereon, or any indebtedness accruing hereunder or to
perform any covenants either express or implied herein contained, all
such liability, if any, being expressly waived, and that any recovery
on this mortgage and the note secured hereby shall be solely against
and out of the property hereby conveyed by enforcement of the
provisions hereof and of said note, but this waiver shall in no way
affect the personal liability of any co-signer, endorser or guarantor
of said note.



PEOPLES BANK, A FEDERAL SAVINGS BANK,
not personally
but as Trustee under the provisions
of a Trust Agreement dated February 3,
1993 and known as Trust
No. 10087

ATTEST:

BY: Linda L. Baker
Linda L. Baker
Assistant Secretary

BY: Frank J. Bochnowski
Frank J. Bochnowski
Vice-President and Trust Officer

State of Indiana)
) SS:
County of Lake)



I, Joyce M. Barr, a Notary Public in and for said County in
the State aforesaid, DO HEREBY CERTIFY, that Frank J. Bochnowski
and Linda L. Baker of PEOPLES BANK, A FEDERAL SAVINGS BANK, a
United States Corporation, personally known to me to be the same
persons whose names are subscribed to the foregoing instrument as
such Vice-President and Trust Officer and Assistant Secretary,
respectively, appeared before me this day in person and acknowledged
that they signed and delivered the said instrument as their own free
and voluntary acts, and as the free and voluntary act of said United
States Corporation, as Trustee, for the uses and purposes therein set
forth.

GIVEN under my hand and Notarial Seal this 17th day
of February, 1993.

My Commission Expires:
March 11, 1994

Joyce M. Barr
Joyce M. Barr, Notary Public

Resident of Lake County

