

REAL ESTATE MORTGAGE

93014069

THIS INDENTURE WITNESSETH; That Gary I. Goldberg and Leonard Pryweller, individually and doing business as Phoenix Partners, all of Lake County, State of Indiana, (the "Mortgagor"), MORTGAGE AND WARRANT to Suburban Trust and Savings Bank as Trustee under Trusts #2236 and 2240, ("Mortgagee"), the following described real estate in Lake County, State of Indiana:

Said parcel of real estate is more commonly known as:

Property Address:

Lakeshore Addition to East Chicago, Block 9

- 45-251-49 All of Lot 49
 - 45-251-50 All of Lot 50
 - 45-251-63 South 7', Lot 16, All of Lot 17, and North 18' Lot 18
 - 45-251-64 South 13', Lot 14, All of 15, and North 18' Lot 16
 - 45-251-65 South 3', Lot 11, All of Lots 12 and 13, and North 12' Lot 14
 - 45-251-66 South 3', Lot 9, All of Lot 10, and North 22' Lot 11
 - 45-251-69 South 15', Lot 3, All of Lot 4 and North 16' Lot 5
 - 45-251-51 South 17', Lot 21, All of Lot 22 and North 15' Lot 23
- 25' Vacant Lot
18' Vacant Lot
1029-35 Wells
1037-43 Wells
1045-55 Wells
1059-63 Wells
1081-87 Wells
1009-15 Wells

Gary, Indiana 46403 with improvements thereon,

(hereinafter referred to as the "Mortgaged Premises") together with all rights, privileges, interest, easements, hereditaments, appurtenances, fixtures and improvements now or hereafter belonging, appertaining, attached to, or used in connection with, the Mortgaged Premises, and all the rents, issues, income and profits thereof.

This Document is the property of the Lake County Recorder!

This mortgage is given to secure the performance of the provisions hereof and the payment of a certain promissory note ("Note") dated February 15, 1993, in the principal amount of One Hundred Fifty Thousand Dollars and 00/100 (\$150,000.00) with interest as therein provided and with a final maturity date as extended or reduced as provided therein.

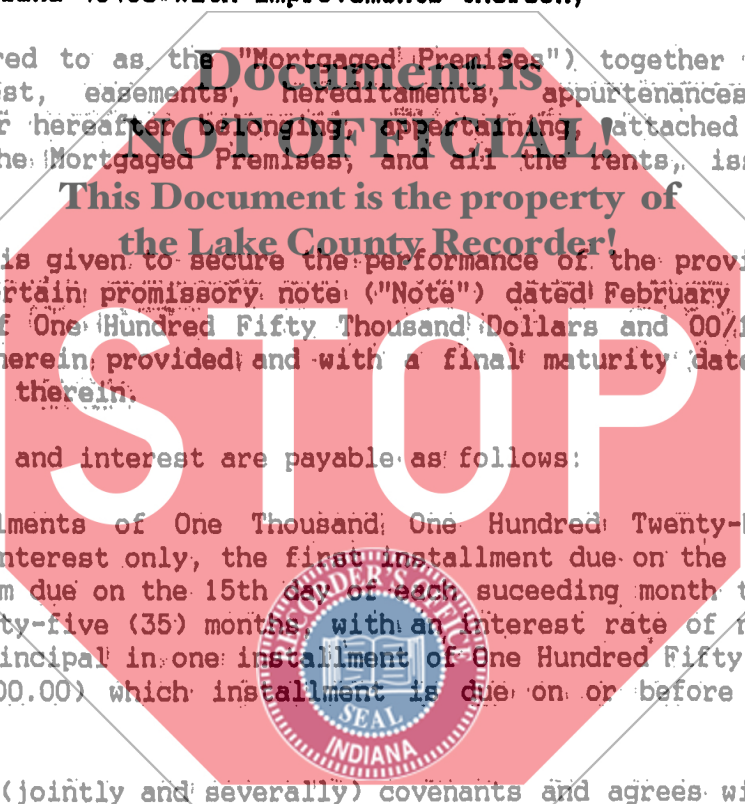
Said principal and interest are payable as follows:

In monthly installments of One Thousand One Hundred Twenty-Five and 00/100 (\$1,125.00) each, interest only, the first installment due on the 15th day of March 1993, and a like sum due on the 15th day of each succeeding month thereafter, for a loan period of thirty-five (35) months, with an interest rate of nine percent (9%) per annum. And, principal in one installment of One Hundred Fifty Thousand Dollars and 00/100 (\$150,000.00) which installment is due on or before the 15th day of February, 1996.

The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that:

1. Payment of Indebtedness. The Mortgagor shall pay when due all indebtedness secured by this mortgage, in the dates and in the amounts, respectively, as provided in the Note or in this mortgage, without relief from valuation and appraisal laws, and with attorney's fees.
2. No Liens. The Mortgagor shall not permit any liens of mechanics or materialmen to attach to and remain on the Mortgaged Premises or any part thereof for more than forty-five (45) days after receiving notice thereof from the Mortgagee.
3. Repair of Mortgage Premises; Insurance. The Mortgagor shall keep the Mortgaged Premises in good repair and shall not commit waste thereon. The Mortgagor shall procure and maintain in effect at all times adequate insurance in insurance companies acceptable to the Mortgagee against loss, damage to, or destruction of the Mortgaged Premises because of fire, windstorm or other such hazards in such amounts as the Mortgagee may reasonably require from time to time, and all such insurance policies shall contain proper clauses making all proceeds of such policies payable to the Mortgagee and the Mortgagor as their respective interests may appear. All such policies of insurance shall be delivered to and retained by the Mortgagee until the indebtedness secured hereby is fully paid.
4. Taxes and Assessments. The Mortgagor shall pay all taxes or assessments levied or assessed against the Mortgaged premises, or any part thereof, as and when the same become due and before penalties accrue.

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Handwritten signature or initials.

5. Advancements to Protect Security. The Mortgagee may, at his option, advance and pay all sums necessary to protect and preserve the security intended to be given by this mortgage. All sums so advanced and paid by the Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest from the date or dates of payment at the rate of nine percent (9%) per annum. Such sums may include, but are not limited to, insurance premiums, taxes, assessments and liens which may be or become prior to or senior to this mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorney's fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this mortgage or to the Mortgaged Premises.

6. Default by Mortgagor; Remedies of Mortgagee. Upon default by the Mortgagor in any payment provided for herein or in the Note, or in the performance of any covenant or agreement of the Mortgagor hereunder, or if the Mortgagor shall abandon the Mortgaged Premises, or shall be adjudged bankrupt, or if a trustee or receiver shall be appointed for the Mortgagor or for any part of the Mortgaged Premises, then and in any such event, the entire indebtedness secured hereby shall become immediately due and payable at the option of the Mortgagee, without notice, and this mortgage may be foreclosed accordingly. Upon such foreclosure the Mortgagee may continue the abstract of title to the Mortgaged Premises, or obtain other appropriate title evidence, and may add the cost thereof to the principal balance due.

7. Non-Waiver; Remedies Cumulative. No delay by the Mortgagee in the exercise of any of his rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of his right hereunder shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of his rights or remedies hereunder successively or concurrently.

8. Extensions; Reductions; Renewals; Continued Liability of Mortgagor. The Mortgagee at his option, may extend the time for the payment of the indebtedness, or reduce the payments thereon, or accept a general note or notes therefore, without consent of any junior lien holder, and without the consent of the Mortgagor if the Mortgagor has then parted with title to the Mortgaged Premises. No such extension, reduction or renewal shall affect the priority of this mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to the Mortgagee.

9. General Agreement of Parties. All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this mortgage. When applicable, use of the singular form of any word also shall mean or apply to the plural and masculine form and shall mean and apply to the feminine or the neuter. The titles of the several paragraphs of this mortgage are for convenience only and do not define, limit or construe the contents of such paragraph.

10. Transfer. Since the integrity of the Mortgagor is a vital element in the making of the loan hereby secured, the sale or conveyance by the mortgagor of the Mortgaged Premises shall immediately accelerate and mature the debt hereby secured without any demand or notice.

IN WITNESS WHEREOF, the Mortgagors have executed this mortgage, this 5th day of February, 1993.

Signature Gary I. Goldberg

Signature Leonard Pryweller

Printed Gary I. Goldberg
Individually and as a
Partner in Phoenix Partners

Printed Leonard Pryweller
Individually and as a
Partner in Phoenix Partners

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Gary I. Goldberg and Leonard Pryweller, joint tenants, who acknowledged the execution of the foregoing mortgage.

Witness my hand and Notarial Seal this 5th day of Feb., 1993

My Commission Expires:
3-18-95

Aime R. Jones
Notary Public
Resident of Lake County, IN
Partner

MAIL TO: DOLORES SHEA, TRUST DEPT.
SUBURBAN TRUST & SAVINGS BANK
840 South Oak Park Ave., Oak Park, IL 60304