

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That Alexander J. Saltanovitz and Marlene D. Saltanovitz, husband and wife (the "Mortgagor") of LAKE County, State of Indiana, MORTGAGE AND WARRANTS to NIPSCO INDUSTRIES FEDERAL CREDIT UNION

(the "Mortgagee") of LAKE County, State of Indiana, the following described real estate in LAKE County, Indiana:

Lot 21 in Block 3 in Independence Park, in the Town of Munster, as per plat thereof, recorded in Plat Book 24 page 23, in the Office of the Recorder of Lake County, Indiana.

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

This mortgage is given to secure the performance of the provisions hereof and the payment of a certain Credit Line Account Variable Interest Rate Home Equity Secured Open-End Credit Agreement (referred to as the "Credit Agreement") dated 4-22-93 the principal amount of Forty-Four Thousand and Seven Hundred 00/100 (\$44,700.00) with interest as therein provided.

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... 2. No Liens. The Mortgagor shall not permit any lien of mechanics or materialmen to attach... 3. Repair of Mortgaged Premises; Insurance. The Mortgagor shall keep the Mortgaged Premises in good repair... 4. Taxes and Assessments. The Mortgagor shall pay all taxes or assessments levied or assessed against the Mortgaged Premises... 5. Advancements to Protect Security. The Mortgagee may, at his option, advance and pay all sums necessary to protect and preserve the security... 6. Default by Mortgagor; Remedies of Mortgagee. Upon default by the Mortgagor in any payment to Mortgagee provided for herein... 7. Non-Waiver; Remedies Cumulative. No delay by the Mortgagee in the exercise of any of his rights hereunder shall preclude the exercise thereof... 8. Extensions; Reductions; Renewals; Continued Liability of Mortgagor. The Mortgagee at his option, may extend the time for the payment of the indebtedness... 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.

IN WITNESS WHEREOF, the Mortgagor has executed this mortgage, this 22nd day of April 19 93

Signature Alexander J. Saltanovitz Signature Marlene D. Saltanovitz

Printed Alexander J. Saltanovitz Printed Marlene D. Saltanovitz

STATE OF INDIANA SS: COUNTY OF

Before me, a Notary public in and for said County and State, personally appeared Alexander J. Saltanovitz and Marlene D. Saltanovitz, husband and wife, who acknowledged the execution of the foregoing mortgage.

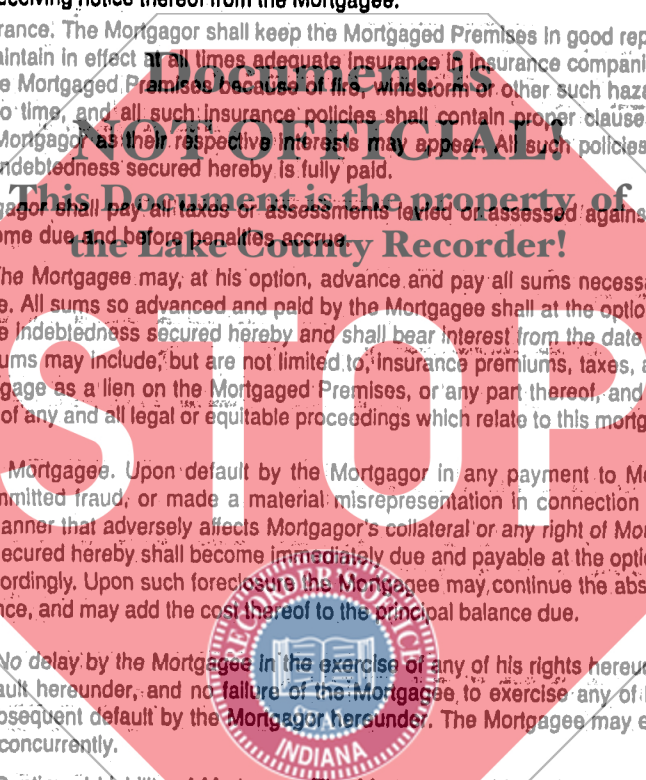
Witness my hand and Notarial Seal this 22nd day of April 19 93

Signature Pamela S. Maas Printed Pamela S. Maas

NOTARY PUBLIC Residing in LAKE County, Indiana

PREPARED BY: Candis M. Walczak My Commission expires 8-14-96

TICOR TITLE INSURANCE



FILED IN LAKE COUNTY INDIANA APR 22 1993

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