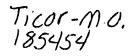
94029068

SECOND REAL ESTATE MORTGAGE



THIS INSTRUMENT ("Mortgage") WITNESSES: That the undersigned, jointly and severally, ("Mortgagors") of the State of Indiana, hereby MORTGAGE and WARRANT to INDIANA HOUSING FINANCE AUTHORITY ("Mortgagee"), the real estate and improvements ("Real Estate") located in Lake

County, State of Indiana, more particularly described in Exhibit A, attached hereto and made a part nereof, together with all rights, privileges, interests, easements, herautaments, appurtenances, fixtures and improvements now or hereafter belonging, appertaining, attached to, or used in connection with, the Real Estate, and all the rents, issues, income and profits thereof (collectively, the "Mortgaged Property").

This Mongage is given to secure performance of the provisions hereof and to secure payment of a certain promissory note (the "Note") of even date herewith, executed and delivered by Mongagors.

Mongagors jointly and severally, covenant with Mongagee as follows:

- 1. Payment of Sums Due. Mortgagors shall pay when due all indebtedness secured by this Mortgage, on the dates and in the amounts, respectively, as provided in the Note or in this Mortgage, as when the payment(s) thereof become due, all without relief from valuation and appraisement laws and with attorneys' fees.
- 2. No Lieus. Mortgagors shall not permit any lieu of mechanics or materialmen to attach to and remain on the Mortgaged Property or any part thereof for more than 45 days after receiving notice thereof from Mortgagee.
- 3. Repair of Mortgaged Premises; Insurance. Mortgagors shall keep the Mortgaged Property in good repair and shall not commit waste thereon. Mortgagors shall procure and maintain in effect at all times adequate insurance in insurance companies acceptable to Mortgagee against loss, damage to, or destruction of the Mortgaged Property because of fire, windstorm or other such hazards in such amounts as 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 Mortgagee and Mortgagors as their respective interests may appear. Upon request, all such policies of insurance shall be delivered to and retained by the Mortgagee until indebtedness secured hereby is fully paid.
- 4. Taxes and Assessments. Mortgagors shall pay all taxes or assessments levied or assessed against the Mortgaged Property, or any part thereof, as and when the same become due and before penalties accrue.
- Advancement to Protect Security. Mortgagee may, at its 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 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 eighteen percent (18%) per annum. Such sums may include, but are not limited to, insurance premiums, taxes, assessments and liens which may be or become prior and senior to this mortgage as a lien on the Mortgaged Property, or any part thereof, and all costs, expenses and attorney's fees incurred by Mortgagee in respect of any and all legal or equitable proceedings which relate to this Mortgage or to the Mortgaged Property.
- 6. Default by Mortgagor; Remedies of Mortgagee. Upon default by Mortgagor in any payment provided for herein or in the Note, or in the performance of any covenant or agreement of Mortgagor hereunder or in the Note, including any other mortgage applicable to the Mortgaged Property, or if Mortgagors shall abandon the Mortgaged Property, then and in any such event, the entire indebtedness secured hereby shall become immediately due and payable at the option of Mortgagee, without notice, and this Mortgage may be foreclosed accordingly. Upon such foreclosure. Mortgagee may obtain appropriate title evidence to the Mortgaged Property, and may add the cost thereof to the principal balance due.
- 7. Non-Waiver; Remedies Cumulative. No delay by Mongagee in the exercise of any of its rights hereunder shall preclude the exercise thereof so long as Mongagor is in default hereunder, and no failure of Mongagee to exercise any of its rights hereunder shall preclude the exercise thereof in the event of a subsequent default by Mongagor hereunder. Mongagee may enforce any one or more of its rights or remedies hereunder successively or concurrently.
- 8. Extensions: Reductions: Renewals: Continued Liability of Mortgagor. Mortgage may extend the time for payment of the indebtedness, or reduce the payments thereon, or accept a renewal note or notes thereafter, without consent of any junior lien holder, and without the consent of Mortgagors. 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 Mortgagors to Mortgage.
- 9. Subordination. This Mongage shall be subordinate only to Mongagors' purchase money mongage of even date herewith, the proceeds of which being utilized only to purchase the Mongage Property.
- 10. 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 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 paragraphs.

If the Mortgaged Property is refinanced, sold or otherwise transferred by the undersigned, or if the Mortgaged Property is ever held or used by Mortgagors for the purpose of something other than their principal place of residence, then, notwithstanding the foregoing, any and all amounts outstanding and due immediately to Mortgagee under the Note, shall be due and payable to Mortgagee upon such occurrence.

IN WITNESS WHEREOF, Mongagor	has executed this Mortgage this 11thusy of April	
Mortgagor:		Control of the contro
Sathar C. Robinsai		18 10 21 AIRECULOER
Signature:	Signature:	22
Nathan C. Robinson		R A
Printed:	Printed:	H
STATE OF INDIANA) SS:		e e
COUNTY OF Lake		
Before me, a Notary Public in and for execution of the foregoing Mortgage.	said County and State, personally appeared Nathan C. Robinson	who, being first duly swom, acknowledged
Witness my hand and Notarial Seal this	11 tday of April 1994.	
My Commission Expires:	Notary Public	THE CONTRACTOR
1-21-95	//	
My County of Residence:	Barbara J. Hall Printed Name	
Porter		D U

This instrument was prepared by Lante K. Earnest, Esq., KLINEMAN, ROSE, and WOLF, P.C., 135 N. Pennsylvania Street, Suite 2100, Indianapolis, Indiana 46204-2456.

EXHIBIT "A"

A part of the Northwest Quarter of Section 29, Township 34 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana, more particularly described as follows: Beginning at a point 500.00 feet West of the Northeast corner of said Northwest Quarter, thence South a distance of 250.0 feet; thence West a distance of 100.0 feet; thence North parallel to the East line of said Northwest Quarter a distance of 250.00 feet to the North line of the Northwest Quarter; thence East a distance of 100.00 feet, to the point of beginning.

