

EA = 1,214,70
Open End Credit 940312561
REAL ESTATE MORTGAGE (Not for Purchase Money)

MORTGAGE DATE
APRIL 20, 1994

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 (Mortgagee's Credit Limit) conditional with the terms of the Account. Any party interested in the details related to Mortgagee's continuing obligation to make advances to Mortgagee(s) is advised to consult Mortgagee directly. In consideration of Mortgagee's obligation to make continued advances to Mortgagee(s) under Mortgagee's Account, Mortgagee(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 interests 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.

First American Title Insurance Company
5265 Commerce Drive
Porter, IN 46307

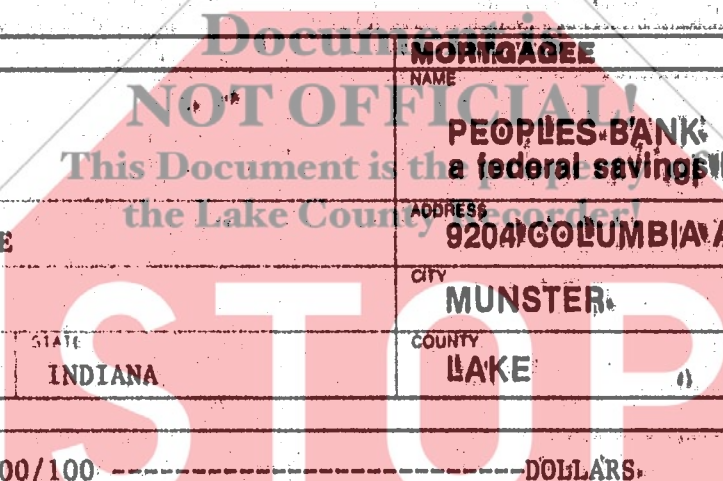
PROPERTY DESCRIPTION

LOT 17, EXCEPT THE EAST 37.19 FEET BY PARALLEL LINE THEREOF, IN SANDRIDGE ESTATES

UNIT 1-A IN THE TOWN OF SCHERERVILLE, AS SHOWN IN PLAT BOOK 44 PAGE 69 IN LAKE COUNTY, INDIANA

MORTGAGOR(S) NAME(S)		MORTGAGEE NAME	
WILLIAM F FANSLER		PEOPLES BANK a federal savings bank	
ADDRESS 720 JAMES WITCHEN DRIVE		ADDRESS 9204 COLUMBIA AVENUE	
CITY SCHERERVILLE		CITY MUNSTER	
COUNTY LAKE	STATE INDIANA	COUNTY LAKE	STATE INDIANA

RECORDER
 APR 20 10 02 AM '94
 S.S. N.W.



PRINCIPAL AMOUNT

FIFTEEN THOUSAND AND .00/100 ----- DOLLARS. \$15,000.00

COLLATERAL FOR ACCOUNT. This Mortgage is given to secure the agreements specified in this Mortgage as well as the Account Contract between Mortgagee(s) and Mortgagee which this Mortgage secures.

PAYMENT. The Mortgagee(s) will pay all indebtedness secured by this Mortgage according to the terms of the Contract between Mortgagee(s) and Mortgagee which is secured by this Mortgage.

COLLATERAL PROTECTION. The Mortgagee(s) will keep all of the property mortgaged in good repair, and will keep insured for Mortgagee's protection with an insurer of the Mortgagee's choice subject to approval by Mortgagee; Provided, that such approval shall not be unreasonably withheld. The Mortgagee(s) will pay all taxes, assessments and other charges when they are due.

Unless Mortgagee and Mortgagee(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 Mortgagee(s). If the Property is abandoned by Mortgagee(s), or if Mortgagee(s) fails to respond to Mortgagee within 30 days from the date notice is mailed by Mortgagee to Mortgagee(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 to restoration or repair of the Property, or to the sums secured by this Mortgage.

PAYMENT OF SUPERIOR INTEREST. The Mortgagee(s) will pay all mortgage indebtedness to be declared in default. Mortgagee(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 Mortgagee(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 on 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 Mortgagee(s) provided for in this Mortgage shall be given by mailing such notice address to Mortgagee(s) at the Property Address or at such other address as Mortgagee(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 Mortgagee(s) as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagee(s) or Mortgagee when given in the manner designated herein.

DUE ON SALE. In the event the Mortgagee(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 Mortgagee(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 Mortgagee(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 Mortgagee(s) hereby waive and release all rights under any homestead or exemption law that might otherwise affect the real estate being mortgaged thereunder.

WAIVER OF VALUATION AND APPRAISEMENT: Mortgagee(s) hereby waives all rights of valuation and appraisement.
ADDITIONAL PROVISIONS: Mortgagee(s) covenants that Mortgagee(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 Mortgagee(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.

SIGNATURES - MORTGAGOR(S)

In witness whereof, Mortgagor(s) has/have executed this mortgage:

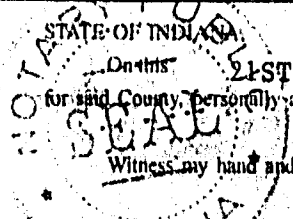
X William F. Fansler
Mortgagor's Signature WILLIAM F FANSLER

X _____ NA
Mortgagor's Signature

X _____ NA
Mortgagor's Signature

X _____ NA
Mortgagor's Signature

NOTARIZATION



LAKE County ss.
day of APRIL 1994

, before me, the undersigned a Notary Public in and

for said County, personally appeared WILLIAM F FANSLER

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires: OCTOBER 1, 1994
Resident of: LAKE County, Indiana.

Barbara Bame
BARBARA BAME Notary Public

Prepared By: BARBARA BAME

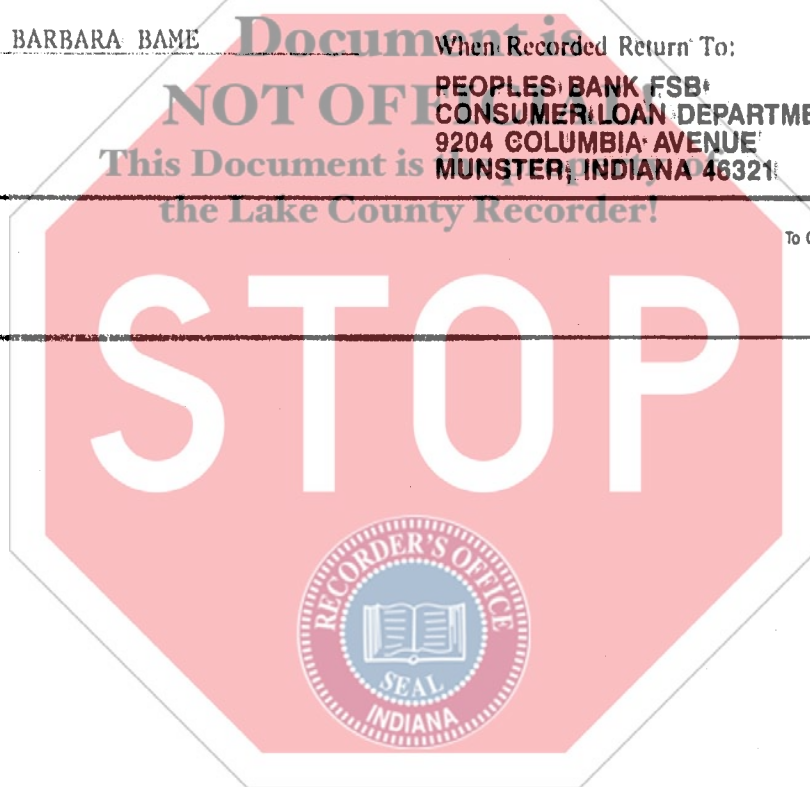
When Recorded Return To:

Document is NOT OFFICIAL
This Document is the Lake County Recorder!
PEOPLES BANK FSB
CONSUMER LOAN DEPARTMENT
9204 COLUMBIA AVENUE
MUNSTER, INDIANA 46321

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To Order Call 1-800-968-8522 Fax 616-958-1888



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MUNSTER INDIANA RECORDER'S OFFICE