

Open End Credit

REAL ESTATE MORTGAGE (Cash or Money)

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

MORTGAGE DATE  
APRIL 25, 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 Mortgage 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 above described property is advised to consult Mortgagee directly. In consideration of Mortgagee's continuing obligation to make advances to Mortgagor(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 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.

Return to:  
First American Title Insurance Company,  
5285 Commerce Drive  
Crown Point, IN 46307

PROPERTY DESCRIPTION

THE NORTH 69 FEET OF THE SOUTH 469.0 FEET OF THE EAST 264.0 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND 21M, IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

MORTGAGOR(S)

NAME(S)  
WILLIAM THOMAS ROSER  
SHEILA ANN ROSER

ADDRESS  
8650 WHITE OAK AVENUE

CITY  
MUNSTER

COUNTY  
LAKE

STATE  
INDIANA

NAME  
PEOPLES BANK  
a federal savings bank

ADDRESS  
9204 COLUMBIA AVENUE

CITY  
MUNSTER

COUNTY  
LAKE

STATE  
INDIANA

PRINCIPAL AMOUNT

TWENTY THOUSAND AND .00/100 DOLLARS \$ 20,000.00

**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 Mortgagor(s) which this Mortgage secures.

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

**COLLATERAL PROTECTION.** The Mortgagor(s) will keep all of the property mortgaged in good repair, and will keep 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), and 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.

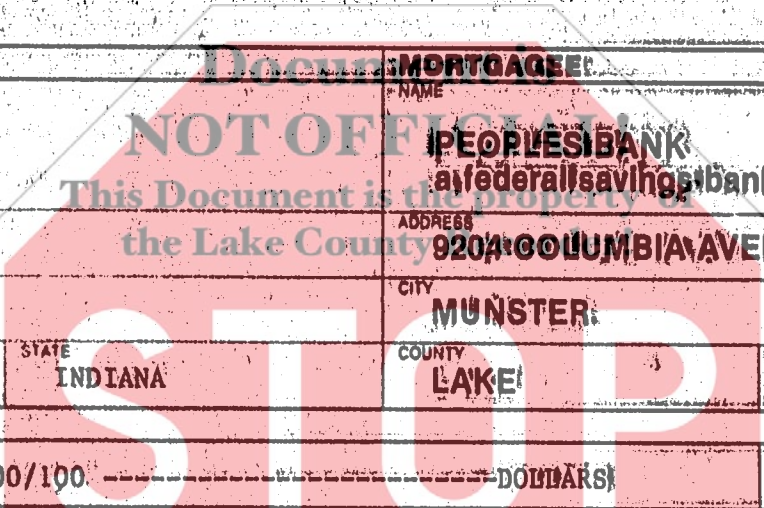
**DUE ON SALE.** In the event the Mortgagor(s) shall sell, assign or otherwise transfer all or any part of the property or an interest therein, whether by deed, contract, or otherwise, such sale or assignment may, at the Mortgagee's option, constitute a default in the Contract and subject that Contract 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 appraisement.

**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,



15.00  
04

**SIGNATURES - MORTGAGOR(S)**

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

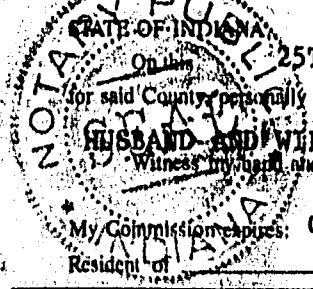
X *William Thomas Roser*  
Mortgagor's Signature WILLIAM THOMAS ROSER

X *Sheila Ann Roser*  
Mortgagor's Signature SHEILA ANN ROSER

X NA  
Mortgagor's Signature

X NA  
Mortgagor's Signature

**NOTARIZATION**



LAKE County ss: 1994  
On this 25TH day of APRIL 1994, before me, the undersigned a Notary Public in and for said County, personally appeared WILLIAM THOMAS ROSER AND SHEILA ANN ROSER, HUSBAND AND WIFE, and acknowledged the execution of the foregoing instrument.  
Witness my hand and official seal.

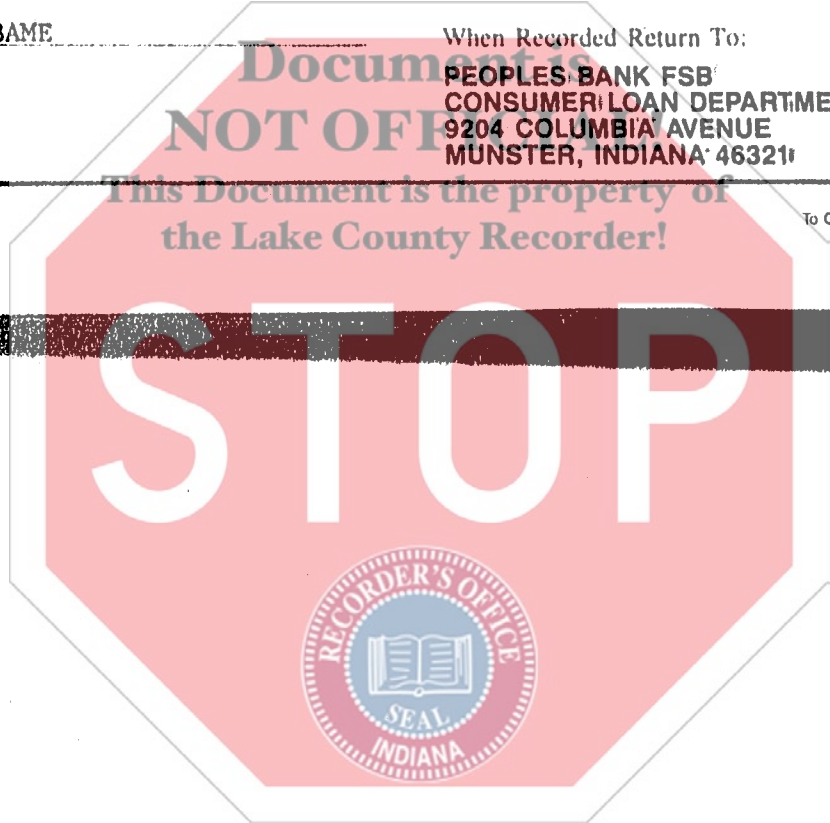
My Commission expires: OCTOBER 1, 1994  
Resident of LAKE County, Indiana.

*Barbara Bame*  
BARBARA BAME Notary Public

Prepared By: BARBARA BAME

When Recorded Return To:  
PEOPLES BANK FSB  
CONSUMER LOAN DEPARTMENT  
9204 COLUMBIA AVENUE  
MUNSTER, INDIANA 46321

This Document is the property of the Lake County Recorder!



APR 25 1994  
LAKE COUNTY RECORDER  
MUNSTER, INDIANA