		Oregit Uning My Surg. Mers.
TED J. POXON	J	Tech Federal Credit Union
DEBRA L. POX		10951 Broadway
	one manne greing men oan oang om greeke troud met troud troud troug greeke greeke troug troud troug troug	Crown Point, In. 46307
MORTGAGOR		MORTGAGEE
"I" includes each mortgagor above.		"You" means the mortgagee, its successors and assigns.
REAL ESTATE MORTGAG	E: For value received, I, TED J.	POXON AND DEBRA L. POXON, HUSBAND AND WIFE
eal estate described below	and all rights, eacomonts, appropriate	, mortgage, grant and convey to you on
it anytime in the future be p	eart of the property (all called the "propel	'''','' '''' - '''' - ''''' - ''''' - ''''' - ''''''
PROPERTY ADDRESS: _	7647 WEST MILL COUR	RT (Street)
	HOBART	, Indiana 46342
EGAL DESCRIPTION:	(City)	(Zip Code)
Lot 11 in West in the office	t Mill, as per plat ther of the Recorder of Lake	069
		096
	Doc	cument is
	NOT	
	NOTO	JEFICIAL: 95 FE
1000000	Lake This Docume arrant title to the property, except to	ent is the property of \
	que and the Lake (County Recorder!
***************************************	n/a	
mortgage and in any	ortgage secures repayment of the secure other document incorporated herein.	cured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time one
The secured debt is	evidenced by (describe the instrument of	cured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time owner includes any amounts I may at any at any amounts I may at any at any amounts I may at any amounts I m
The secured debt is		cured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time of the cribed below, any renewal, refinancing, extension or modification of such instrument or discovered below.
The secured debt is e	a promissory note n is due and payable on	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time owner includes any any amounts I may at any time owner includes any amounts I may at any time owner includes any amounts I may at any time owner includes any amounts I may at any time owner includes any amounts I may at any time owner includes any any amounts I may at any time owner includes any amounts I may at any amount
The secured debt is entered. The above obligation the total unpaid balance. The FIFTEEN 1	a promissory note n is due and payable on 10- anse secured by this mortgage at any	cured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time own cribed below, any renewal, refinancing, extension or modification of such instrument of d below. or agreement secured by this mortgage and the date thereof): if not paid earlier. orie time shall not exceed a maximum principal amount of
The secured debt is end above obligation The total unpaid bala	a promissory note n is due and payable on 10- anse secured by this mortgage at any	cured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time own cribed below, any renewal, refinancing, extension or modification of such instrument of d below. or agreement secured by this mortgage and the date thereof): if not paid earlier. orie time shall not exceed a maximum principal amount of
The secured debt is each of the above obligation. The total unpaid balance of the amount covenants and agree. Future Advance:	a promissory note is due and payable on 10- anse secured by this mortgage at any of the promissory note THOUSAND	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time of the cribed below, any renewal, refinancing, extension or modification of such instrument or delow. Or agreement secured by this mortgage and the date thereof): 1-30-2000
The above obligation The total unpaid bala FIFTEEN and all other amount covenants and agree Future Advances will be made in ac	a promissory note In is due and payable on 10- anise secured by this mortgage at any of THOUSAND Its, plus interest, advanced under the terments contained in this mortgage S: The above debt is secured even the occordance with the terms of the note of	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time own cribed below, any renewal, refinancing, extension or modification of such instrument or delow. or agreement secured by this mortgage and the date thereof): —30-2000
The secured debt is each of th	promissory note is due and payable on 10- anse secured by this mortgage at any of the promissory note THONSAND	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time own cribed below, any renewal, refinancing, extension or modification of such instrument or delow. Or agreement secured by this mortgage and the date thereof): 1-30-2000 if not paid earlier. Ocitation of such instrument or delow. Or agreement secured by this mortgage and the date thereof): 1-30-2000 if not paid earlier. Ocitation of such instrument or delow. Ocitation of such instrument or delow. If not paid earlier. Ocitation of this mortgage or to perform any of the cough all or part of it may not yet be advanced. Future advances are contemplated and closur agreement evidencing the secured debt. ed by this mortgage may vary according to the terms of that obligation.
The secured debt is each of th	a promissory note In is due and payable on 10- anse secured by this mortgage at any of the the secured in this mortgage. Its, plus interest, advanced under the secured contained in this mortgage. It he above debt is secured even the coordance with the terms of the note of the interest rate on the obligation secure the loan agreement containing the term.	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time own cribed below, any renewal, refinancing, extension or modification of such instrument or delow. Or agreement secured by this mortgage and the date thereof): If not paid earlier. Octave time shall not exceed a maximum principal amount of
The secured debt is each of th	promissory note is due and payable on 10- anse secured by this mortgage at any of THONSAND ts, plus interest, advanced under the sements contained in this mortgage. s: The above debt is secured even the occordance with the terms of the note occordance with the terms of the note occordance with the foan agreement containing the terms of the foan agreement cont	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time own cribed below, any renewal, refinancing, extension or modification of such instrument or delow. Or agreement secured by this mortgage and the date thereof): -39-2000 if not paid earlier. Ocilars (\$ 15,000.00), plus interest erms of this mortgage to protect the security of this mortgage or to perform any of the cough all or part of It may not yet be advanced. Future advances are contemplated and close agreement evidencing the secured debt. ed by this mortgage may vary according to the terms of that obligation. Instrument of this mortgage and made a part of the interest rate may vary is attached to this mortgage and made a part of the interest rate may vary is attached to this mortgage and made a part of the interest rate may vary is attached to this mortgage and made a part of the interest rate may vary is attached to this mortgage and made a part of the interest rate may vary is attached to this mortgage and made a part of the interest rate may vary is attached to this mortgage and made a part of the interest rate may vary is attached to the interest rate of the interest rate may vary is attached to this mortgage.
The secured debt is each of th	promissory note is due and payable on 10- anse secured by this mortgage at any of THONSAND ts, plus interest, advanced under the sements contained in this mortgage. s: The above debt is secured even the occordance with the terms of the note occordance with the terms of the note occordance with the foan agreement containing the terms of the foan agreement cont	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time own cribed below, any renewal, refinancing, extension or modification of such instrument or deblow. Or agreement secured by this mortgage and the date thereof): -39-2000 if not paid earlier. Ocilars (\$ 15,000.00), plus interest earlier of this mortgage to protect the security of this mortgage or to perform any of the cough all or part of It may not yet be advanced. Future advances are contemplated and cloan agreement evidencing the secured debt. ed by this mortgage may vary according to the terms of that obligation. Instrument the interest rate may vary is attached to this mortgage and made a part
The secured debt is each of the above obligation. The total unpaid balance of the tota	promissory note is due and payable on 10- anse secured by this mortgage at any of THONSAND ts, plus interest, advanced under the sements contained in this mortgage. s: The above debt is secured even the occordance with the terms of the note occordance with the terms of the note occordance with the foan agreement containing the terms of the foan agreement cont	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time of the cribed below, any renewal, refinancing, extension or modification of such instrument or disclow. Or agreement secured by this mortgage and the date thereof): -39-2000
The secured debt is each of th	a promissory note In is due and payable on 10- anse secured by this mortgage at any of THOUSAND Its, plus interest, advanced under the terments contained in this mortgage. It is the above debt is secured even the occordance with the terms of the note of the interest rate on the obligation secure the loan agreement containing the terments and the secure of the	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time official delow. The performance of the covenants and agreements contained in this mortgage, includes any amounts I may at any time official delow. The performance of the covenants and agreements contained in this mortgage and the date thereof): The performance of this mortgage and the date thereof): The performance of the performance of the covenants of this mortgage or to perform any of the covenants of this mortgage may vary according to the terms of that obligation. The performance of this mortgage and made a part of this mortgage and made a part of this mortgage may vary according to the terms of that obligation. The performance of this mortgage and made a part of the covenants contained on page 1 and 2 of this mortgage, in any instruments we and signed by me. I acknowledge receipt of a copy of this mortgage.
The secured debt is each of th	a promissory note In is due and payable on 10- ance secured by this mortgage at any of THOUSAND Its, plus interest, advanced under the resements contained in this mortgage. It is above debt is secured even the coordance with the terms of the note of the interest rate on the obligation secure the loan agreement containing the terms. If the blow, I agree to the terms and the blow and In any riders described above.	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time of the cribed below, any renewal, refinancing, extension or modification of such instrument or disclow. Or agreement secured by this mortgage and the date thereof): -39-2000
The secured debt is each of th	a promissory note In is due and payable on 10- anse secured by this mortgage at any of THOUSAND Its, plus interest, advanced under the terments contained in this mortgage. It is the above debt is secured even the occordance with the terms of the note of the interest rate on the obligation secure the loan agreement containing the terments and the secure of the	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time official below. The performance of the covenants and agreements contained in this mortgage, includes any amounts I may at any time official below. The performance of the covenants and agreements contained in this mortgage and the date thereof): The performance of this mortgage and the date thereof): The performance of this mortgage and the date thereof): The performance of this mortgage of the performance of the covenants of this mortgage of the performance of the covenants of the interest rate may vary is attached to this mortgage and made a part of the covenants contained on page 1 and 2 of this mortgage, in any instruments we and signed by me. I acknowledge receipt of a copy of this mortgage.
The secured debt is each of th	a promissory note is due and payable on 10- anse secured by this mortgage at any of THOUSAND its, plus interest, advanced under the sements contained in this mortgage s: The above debt is secured even the coordance with the terms of the note of the interest rate on the obligation secure the loan agreement containing the term of the sements of the note of the secure the loan agreement containing the term of the secure the loan agreement containing the term of the secure the loan agreement containing the term of the secure the loan agreement containing the term of the secure the loan agreement containing the term of the secure the loan agreement containing the term of the secure the secure that the secure t	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time one pribed below, any renewal, refinancing, extension or modification of such instrument or discovered by this mortgage and the date thereof): -30-2000
The secured debt is each of th	a promissory note In is due and payable on 10- ance secured by this mortgage at any of THOUSAND Its, plus interest, advanced under the resements contained in this mortgage. It he above debt is secured even the coordance with the terms of the note of the interest rate on the obligation secure the loan agreement containing the term of the secure the loan agreement containing the term of the secure the loan agreement containing the term of the secure the loan agreement containing the term of the secure the secure that I have been and In any riders described above. Poxon ATE OF INDIANA, Lake the day of October	percented debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time of a cribed below, any renewal, refinancing, extension or modification of such insurance of debtow. or agreement secured by this mortgage and the date thereof): ———————————————————————————————————
The secured debt is each of th	a promissory note In is due and payable on 10- anse secured by this mortgage at any of THOUSAND Its, plus interest, advanced under the terments contained in this mortgage. Is: The above debt is secured even the coordance with the terms of the note of the interest rate on the obligation secure the loan agreement containing the term and ebt and in any riders described above. POXON ATE OF INDIANA, Lake the day of Octobe villie person	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time of a mounts of the covenants and the covenants of this mortgage and the date thereof): -30-2000
The secured debt is each of th	a promissory note In is due and payable on 10- anse secured by this mortgage at any of THONSAND Its, plus interest, advanced under the sements contained in this mortgage Is: The above debt is secured even the occordance with the terms of the note of the loan agreement containing the term the loan agreement containing the term and ebt and in any riders described above. Poxon ATE OF INDIANA, Lake It day of Octobe Villie , person and Debra L. Poxon,	served debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time overtheed below, any renewal, refinancing, extension or modification of such instrument or dibelow. or agreement secured by this mortgage and the date thereof): """ """ """ """ """ """ """
The secured debt is each of th	a promissory note is due and payable on 10- anse secured by this mortgage at any of THOUSAND is, plus interest, advanced under the sements contained in this mortgage. is: The above debt is secured even the coordance with the terms of the note of the interest rate on the obligation secure the loan agreement containing the term and ebt and in any riders described above. Poxon ATE OF INDIANA, Lake the day of Octobe willie person and Debra L. Poxon,	Secured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time official debtow, any renewal, refinancing, extension or modification of such insurament or debtow, any renewal, refinancing, extension or modification of such insurament or or agreement secured by this mortgage and the date thereof): -30-2000
The secured debt is each of th	a promissory note In is due and payable on 10- anse secured by this mortgage at any of THONSAND Its, plus interest, advanced under the sements contained in this mortgage Is: The above debt is secured even the occordance with the terms of the note of the loan agreement containing the term the loan agreement containing the term and ebt and in any riders described above. Poxon ATE OF INDIANA, Lake It day of Octobe Villie , person and Debra L. Poxon,	pured debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time ower or bed below, any renewal, refinancing, extension or modification of such instrument of debtow. To agreement secured by this mortgage and the date thereof): """ """ """ """ """ """ """
The secured debt is each of th	a promissory note In is due and payable on 10- anse secured by this mortgage at any of THONSAND Its, plus interest, advanced under the sements contained in this mortgage Is: The above debt is secured even the occordance with the terms of the note of the loan agreement containing the term the loan agreement containing the term and ebt and in any riders described above. Poxon ATE OF INDIANA, Lake It day of Octobe Villie , person and Debra L. Poxon,	secred debt and the performance of the covenants and agreements contained in this Secured debt, as used in this mortgage, includes any amounts I may at any time overtibed below, any renewal, refinancing, extension or modification of such instrument or debtow. The shall not exceed a maximum principal amount of such instruments of this mortgage and the date thereof): """ """ """ """ """ """ """
The secured debt is each of th	a promissory note In is due and payable on 10- anse secured by this mortgage at any of THONSAND Its, plus interest, advanced under the sements contained in this mortgage Is: The above debt is secured even the occordance with the terms of the note of the loan agreement containing the term the loan agreement containing the term and ebt and in any riders described above. Poxon ATE OF INDIANA, Lake It day of Octobe Villie , person and Debra L. Poxon,	coverants contained on page 1 and 2 of this mortgage and made a part lacevenants contained on page 1 and 2 of this mortgage and made a part lacevenants contained on page 1 and 2 of this mortgage and made a part lacevenants contained on page 1 and 2 of this mortgage and made a part lacevenants contained on page 1 and 2 of this mortgage and made a part lacevenants contained on page 1 and 2 of this mortgage and made a part lacevenants contained on page 1 and 2 of this mortgage and made a part lacevenants contained on page 1 and 2 of this mortgage, in any instruments we and signed by me. I acknowledge receipt of a copy of this mortgage. Quality 1995

(page 1 of 2) INDIANA

This instrument was prepared by:

COVENANTS

- 1. Payments. I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt exclusive of interest or principal, second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full
- 2. Claims against Title. I will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, and other charges relating to the property when due. You may require me to provide to you copies of all notices that such amounts are due and the receipts evidencing my payments. I will defend title to the property against any claims that would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
- 3. Insurance. I will keep the property insured under terms acceptable to you at my expense and for your benefit. This insurance will include a standard mortgage clause in your favor. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
- 4. Property. I will keep the property in good condition and make all repairs reasonably necessary. I will give you prompt notice of any loss or damage to the property.
- 5. Expenses. I agree to pay all your expenses, including reasonable attorneys' fees, if I breach any covenants in this mortgage or in any obligation secured by this mortgage. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
- 6. Default and Acceleration. If I fail to make any payment when due or breach any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may, at your option, accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
- 7. Assignment of Rents and Profits. I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you may, as provided by law, have the court appoint a receiver and the receiver may take possession and manage the property and collect the rents, income and profits. Any rents you collect shall be applied first to the costs of managing the property, including all taxes, assessments, insurance premiums, repairs, court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
- 8. Prior Security Interests. I will make payments when due and perform all other covenants under any mortgage, deed of trust, or other security agreement that has priority over this mortgage. I will not make or permit any modification or extension of any mortgage, deed of trust or other security interest that has priority over this mortgage or any note or agreement secured thereby without your written consent. I will promptly deliver to you any notices I receive from any person whose rights in the property have priority over your rights.
- 9. Leaseholds; Condominiums; Planned Unit Developments. I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development. Document is
- 10. Authority of Mortgagee to Perform for Mortgagor. If I fail to perform any of my duties under this mortgage, or any other mortgage, deed of trust, lien or other security interest that has priority ever this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

 Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to project your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect from time to time on the secured debt.

- 11. Inspection. You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.
- 12. Condemnation. I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Walver. By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again. I waive all rights of valuation and appraisement.
- 14. Joint and Several Liability; Co-signers; Successors and Assigns Bound. All duties under this mortgage are joint and several. If I sign this mortgage but do not sign the secured debt I do so only to mortgage my interest in the property to secure payment of the secured debt and by doing so, I do not agree to be personally liable on the secured debt. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consentr such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us

15. Notice. Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by first class mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on page 1 of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

- 16. Transfer of the Property or a Beneficial Interest in the Mortgagor that or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
- 17. Release. When I have paid the secured debt in full and all underlying agreements have been terminated, you will, at my request, release this mortgage without charge to me. Except when prohibited by law, I agree to pay all costs to record the release.
- 18. Severability. Any provision or clause of this mortgage or any agreement evidencing the secured debt which conflicts with applicable law will not be effective unless that law expressly or impliedly permits variations by agreement. If any provision or clause of this mortgage or any agreement evidencing the secured debt cannot be enforced according to its terms, this fact will not affect the enforceability of the balance of the mortgage and the agreement evidencing the secured debt.

(page 2 of 2)