

Mortgage (Installment Loan) - Indiana

Indiana 46266 CSM 201130

This Mortgage is made on APRIL 24, 1996, between the Mortgagor,

MARY MCCONNELL

whose address is 7326 MARSHALL ST, HERRILLVILLE, IN 464104543 and the Mortgagee, NBD Bank, N.A.,

a national banking association, whose address is ONE INDIANA SQUARE, M1304, INDIANAPOLIS, IN 46266

(A) Definitions:

- (1) The words "Borrower", "you" or "yours" mean each Mortgagor, whether single or joint, who signs below.
(2) The words "we", "us", "our" and "Bank" mean the Mortgagee and its successors or assigns.
(3) The word "Property" means the land described below. Property includes all buildings and improvements now on the land or built in the future.

(B) Security. As security for a loan agreement dated 04/24/96 for credit in the TOTAL AMOUNT of \$ 15,000.00

including all extensions, amendments, renewals, modifications, refinancings and/or replacements of that loan agreement, you mortgage and warrant to us, subject to liens of record, the Property located in the TOWNSHIP of HERRILLVILLE LAKE County, Indiana, described as:

201130

LOT 13 IN BLOCK 1 IN INDEPENDENCE HILL FOURTH ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26 PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

(C) Borrower's Promises. You promise to:

- (1) Pay all amounts when due under your loan agreement, including interest, and to perform all duties of the loan agreement and/or this Mortgage.
(2) Pay all taxes, assessments and liens that are assessed against the Property when they are due.
(3) Not execute any mortgage, security agreement, assignment of leases and rentals or other agreement granting a lien against your interest in the property without our prior written consent.
(4) Keep the Property in good repair and not damage, destroy or substantially change the Property.
(5) Keep the Property insured against loss or damage caused by fire or other hazards with an insurance carrier acceptable to us.

- (E) Default. If you do not keep the promises you made in this Mortgage or you fail to meet the terms of your loan agreement, you will be in default.
(F) Due on Sale. If you sell or transfer all or any part of the Property or any interest in the Property without our prior written consent, the entire balance of what you owe us under your loan agreement is due immediately.
(G) Eminent Domain. Notwithstanding any taking under the power of eminent domain, you shall continue to pay the debt in accordance with the terms of the loan agreement until any award or payment shall have been actually received by you.
(H) Other Terms. We do not give up any of our rights by delaying or failing to exercise them at any time.

(D) Environmental Condition. You shall not cause or permit the presence, use, disposal or release of any hazardous substances on or in the Property. You shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any environmental law.

TICOR TITLE INSURANCE Crown Point, Indiana

By Signing Below, You Agree to All the Terms of This Mortgage.

Witnesses: X MARY A MCCONNELL Mortgagor

Print Name: MARY A MCCONNELL

X Mortgagor

Print Name:

X Mortgagor

Print Name:

X Mortgagor

Print Name:

STATE OF INDIANA ) COUNTY OF Lake ) The foregoing instrument was acknowledged before me on this 24TH day of APRIL 1996 by MARY MCCONNELL

JUDY HARTSOCK MILLER Notary Public, Lake County, Indiana My Commission Expires August 18, 1999 Resident of Lake County, Indiana

X Judy Hartsock Miller Notary Public, Lake County, Indiana My Commission Expires 8-18-99

Drafted by: DIANE L GORDON ONE INDIANA SQUARE, SUITE M1304 INDIANAPOLIS, IN 46266 61031040553 90M

When recorded, return to: NBD - HOME EQUITY CENTER ONE INDIANA SQUARE, SUITE M1304 INDIANAPOLIS, IN 46266

96028807 FILED FOR RECORD STATE OF INDIANA LAKE COUNTY RECORDER