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MORRIS W. CARTER
RECORDER



MORTGAGE

CFM
Inc.

THIS MORTGAGE ("Mortgage") WITNESSETH that U.S. 30 Realty ("Mortgagor") with an address of 334 W. U.S. Hwy. 30, Valparaiso, IN 46385 mortgages and warrants to NBD Bank, N.A. ("Mortgagee") with an address of One Indiana Square #1304, Indianapolis, IN 46266, the real estate described on the attached Exhibit A (the "Property"), located in Lake County, Indiana, commonly known as Lots 5, 6, 7, 8, and 9 in Riverside Estates, Lake Station, IN (the "Property"), together with all present and future improvements located on or used in connection with the Property, all rights, privileges, interests, easements, hereditaments and appurtenances, all apparatus, equipment, fixtures and appliances attached to or used in connection with the Property, and all rents, issues, income and profits of the Property (the "Premises").

This Mortgage secures the following:

a. the Business Term Loan Agreement dated September 30, 1997 evidencing indebtedness in the principal amount(s) of \$72,500.00 respectively, maturing December 31, 1997 executed and delivered by U.S. 30 Realty to the Mortgagee; and

including any extensions, renewals, modifications and replacements, without limit as to frequency or number (the "Debt").

The Debt shall also include all other present and future, direct and indirect obligations and liabilities of the Mortgagor, or any one of them, with or without others, to the Mortgagee up to a maximum of \$72,500.00. This shall not apply to any obligation or debt incurred for personal, family or household purposes unless the note or guaranty expressly states that it is secured by this Mortgage.

The Bank, at its option, may extend the time of payment of any part or all of the Debt, reduce payments on or accept a replacement instrument for the Debt without the consent of Mortgagor. Any such extension, reduction or renewal shall not impair the lien or priority of this Mortgage, or release, discharge or affect the liability of Mortgagor to the Bank.

Mortgagor warrants that Mortgagor is the owner of and has good fee simple title to the Premises and covenants and agrees with the Mortgagee not to permit liens to attach to the Premises; to keep the Premises in good repair; to pay all taxes and assessments levied or assessed against the Premises as they become due; and to keep any improvements on the Premises insured against loss by fire and windstorm and such other hazards as the Bank may require from time to time in an amount equal to one hundred percent (100%) of the full insurable value of the Premises. All such policies shall be issued by companies acceptable to the Mortgagee with a lender's loss payable clause in favor of the Mortgagee as its interest may appear.

Upon failure of Mortgagor so to do, the Mortgagee may, but without obligation to do so, make repairs to, pay any tax assessment levied against, pay or discharge any lien or encumbrance on, or procure and/or maintain in effect insurance with respect to the Premises. All sums so paid shall, with interest at the highest rate provided for in the Debt secured, become immediately due and payable and be a part of the Debt.

Upon default in the payment of any obligation secured by this Mortgage, or Mortgagor's failure to perform any of the terms and conditions of this Mortgage, or Mortgagor's abandonment of the Premises or the entry of a bankruptcy order for relief for Mortgagor, then in any such event, the Debt shall, at the option of the Mortgagee, become immediately due and payable without notice, and the Mortgagee shall have the right immediately to foreclose this Mortgage. No delay or omission by Mortgagee in the exercise of any right shall be construed to be a waiver of such right or preclude its exercise if a subsequent default occurs.

It is mutually agreed and intended that all of the Premises shall so far as permitted by law, be deemed to form a part and parcel of the Property and for the purpose of this Mortgage to be real estate covered by this Mortgage. It is also agreed that if any part of the Premises is of a nature that a security interest can be perfected under the Uniform Commercial Code, this instrument shall constitute a security agreement and from the date of its recording, this Mortgage shall be effective as a financing statement to perfect such security interest.

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Exhibit A

Mortgagor: U.S. 30 Realty Inc.

Address: Lots 5, 6, 7 8, and 9 Riverside Estates, Lake Station, IN, as described below:

Lot 5, Riverside Estates in Section 19, Township 36 Range 7 West, as platted in the Office of the Recorder of Lake County, Indiana

Lot 6, Riverside Estates in Section 19, Township 36 Range 7 West, as platted in the Office of the Recorder of Lake County, Indiana

Lot 7, Riverside Estates in Section 19, Township 36 Range 7 West, as platted in the Office of the Recorder of Lake County, Indiana

Lot 8, Riverside Estates in Section 19, Township 36 Range 7 West, as platted in the Office of the Recorder of Lake County, Indiana

Lot 9, Riverside Estates in Section 19, Township 36 Range 7 West, as platted in the Office of the Recorder of Lake County, Indiana