

REAL ESTATE MORTGAGE

This Indenture Witnesseth that EUGENE SCHLOSSBERGER of 9508 Northcote Avenue, Munster, Lake County, Indiana, as *MORTGAGOR*, Mortgages and warrants to ELSE SCHLOSSBERGER of 77 Kershner Place, Fair Lawn, New Jersey, as *MORTGAGEE*, the following real estate in Lake County, State of Indiana, to wit:

Lot 17, Block 1, Fairmeadows 8th Addition to Munster, Lake County, Indiana.

More commonly known as: 9508 Northcote Avenue, Munster, Indiana

Tax Unit No. 18, Key No. 28-298-17

99694086

as well as the rents, profits and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

A. To secure the payment, when the same shall become due, of the following indebtedness of even date herewith: One Hundred Forty-Eight Thousand Dollars (\$148,000.00) in equal installments of \$887.33 per month for a total of 360 months, with interest at the rate of six percent (6%) per annum computed annually during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of eight percent (8%) per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisement Laws, and with attorneys fees;

B. Also securing any renewal or extension of such indebtedness;

C. Also securing all future advances to the full amount of this mortgage;

D. Also securing all indebtedness or liabilities incurred by the holder hereof for the protection of this security or for the collection of this mortgage.

Mortgagor agrees to pay future payments of taxes, insurance and assessments against said real estate.

14.00
c.m.
ck # 009

STATE OF INDIANA
LAKE COUNTY

Mortgagor further covenants and agrees as follows:

1. To keep all buildings, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises herein mortgaged, insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness. Said insurance policy or policies shall carry a mortgage clause with loss payable to Mortgagee in form satisfactory to Mortgagee, to be delivered to possession of Mortgagee, and to be held continuously through the period of the existence of said indebtedness or any portion thereof.

2. To exercise due diligence in the operation, management and occupation of said real estate and the improvements thereon and not to remove or suffer to be removed any fixtures and/or appliances, now or hereafter placed on said premises; and to keep said real estate and improvements thereon in their present condition and repair, normal and ordinary depreciation excepted. Mortgagor shall not do or suffer to be done any act which will impair the security of this mortgage nor any illegal or immoral acts on said premises; and Mortgagee shall have the right to inspect said premises at all reasonable times.

3. The holder of this obligation may renew the same or extend the time of payment of the indebtedness or any part thereof or reduce the payments thereon; and any such renewal, extension or reduction shall not release any maker, endorser, or guarantor from any liability on said obligation.

4. No sale of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shall operate to release, discharge or modify in any manner the effect of the original liability of the Mortgagor; and any extension of time on this mortgage by Mortgagee or his assigns, without the consent of the holder of any junior lien or encumbrance, shall not operate to cause a loss of the priority of this mortgage over such junior lien. Mortgagee shall be subrogated to any lien or claim paid by monies advanced and hereby secured.

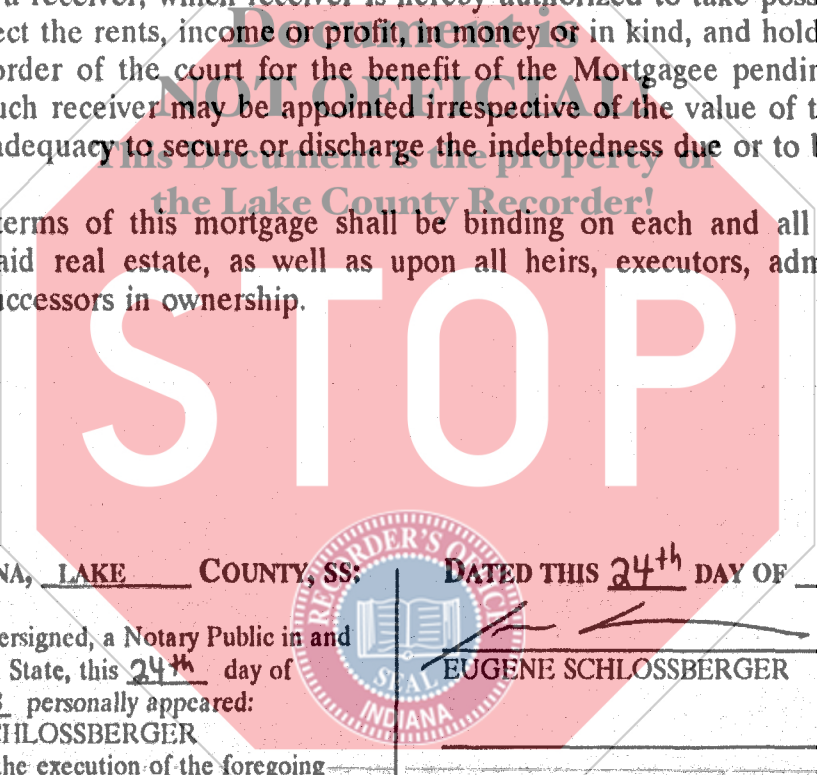
5. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee, provided that said amount shall not exceed the balance due under this mortgage. Any excess payment shall be retained by the Mortgagor.

6. It is agreed that time is of the essence of this agreement and that, in case of default in the payment of any installment when the same shall become due and payable, the holder of the note and mortgage may, at her option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any junior lien or encumbrance against said real estate, then the Mortgagee herein may immediately declare this mortgage due and payable and institute such proceedings as may be necessary to protect her interest. The lien of this mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter attached to or used in connection with said premises.

7. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgagee is expressly authorized to cause a continuation of the abstract of title at the expense of Mortgagor to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the abstract of title to the said real estate, together with interest thereon at the rate of eight percent per annum, shall become part of the debt secured by this mortgage and collectible as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Mortgagee.

8. In the event of such foreclosure, the Mortgagee, or her assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of said real estate, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the court for the benefit of the Mortgagee pending foreclosure proceedings. Such receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due.

9. All terms of this mortgage shall be binding on each and all successors in ownership of said real estate, as well as upon all heirs, executors, administrators of Mortgagor or successors in ownership.



STATE OF INDIANA, LAKE COUNTY, SS: DATED THIS 24th DAY OF APRIL 1998

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of April, 1998 personally appeared: EUGENE SCHLOSSBERGER Seal

and acknowledged the execution of the foregoing mortgage. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires January 7, 2001. Seal

Edward H. Feldman Notary Public Seal

Edward H. Feldman Printed Signature Seal

Resident of Lake County Seal

This instrument prepared by Edward H. Feldman Attorney at Law
2833 Lincoln Street, Suite B, Highland, IN 46322

Mail to:

Edward H. Feldman
2833 Lincoln St., Suite B
Highland, IN 46322