



That the Mortgagors will, until the debt hereby secured is fully satisfied, pay all taxes and Assessments levied on said premises, and pay all premiums for keeping all insurable property covered hereby, insured against loss and damage by fire and windstorm, with such insurers and in such amounts and manner as shall be in judgement of the Mortgagee, necessary or proper.

The Mortgagee may, in case of failure of the Mortgagors so to do, pay and claim, lien or encumbrance, or purchase any tax title or claim against the premises, make any repairs necessary to preserve the security intended to be given by this mortgage, and may obtain complete abstracts of title or title guaranty policies for said estate and such continuations thereof as in the judgement of the Mortgagee may be required at any time while any part of the debt hereby secured remains unpaid, and all sums so paid shall become immediately due to the Mortgagee, shall be added to and become part of the indebtedness secured hereby, and shall bear interest at the rate of fifteen (15%) per annum until paid.

To exercise due diligence in the operations, management and occupation of said real estate and the improvement thereon, and not to commit waste or allow the same to be committed on said premises, and to keep said real estate and the improvements thereon in their present condition and repair, normal and ordinary depreciation alone excepted, and not to commit or permit to be committed on said premises any illegal or immoral acts.

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Upon default in any payment provided for by any evidence of indebtedness secured hereby, or in the event of a default by the Mortgagors in the performance of any one or more covenants and agreements herein contained, or upon the institution of any legal proceedings to enforce a mortgage or other lien upon the mortgaged property or if a petition in bankruptcy shall be filed by or against the Mortgagors or if the Mortgagors shall in any way be adjudged insolvent or shall make an assignment for the benefit of creditors, or if there shall exist any lien or encumbrance on the mortgaged real estate superior to the lien of the mortgage, or if said mortgaged premises shall be levied upon by virtue of any execution, attachment or other writ, or shall come into the possession of or be ordered sold by the Officer of any Court, or if the Mortgagors shall abandon the mortgaged property, then the entire indebtedness secured hereby shall, at the option to the Mortgagee become and be immediately due and payable, without notice or demand, and thereupon the Mortgagee shall be entitled to the immediate possession of said property and the rents, issues, income and profits therefrom with or without foreclosure or other proceedings and shall also be entitled to collect said indebtedness to foreclose this mortgage and to enforce and of its rights hereunder, by proper legal or equitable proceedings. It is understood and agreed that the Mortgagors shall pay all costs and attorney's fees incurred or paid by the Mortgagee in addition to any other remedy, and regardless of the value of the mortgaged property or the solvency or insolvency of the Mortgagors, shall be entitled to the appointment of a Receiver to take possession of said property and protect said property and collect the rents and income and apply the same as provided by the law. In the case of foreclosure, the abstract of title or title guaranty policy, as the case may be, shall be the absolute property of the Mortgagee.



No failure on the part of the Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenants shall be construed to prejudice its rights in the event of any other subsequent defaults or breach or covenant and no delay on the part of the Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and the Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

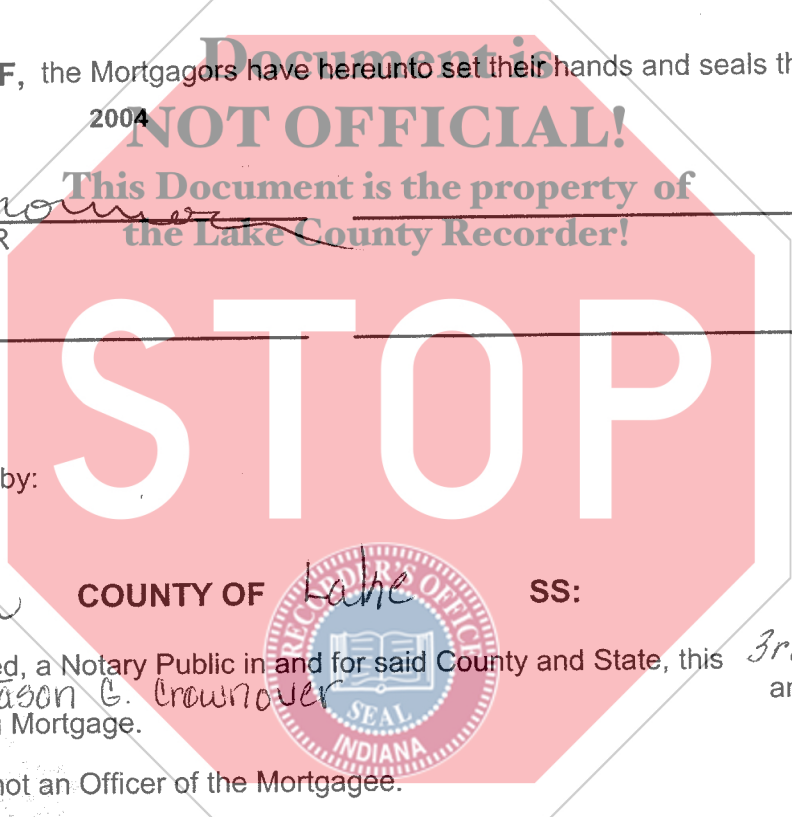
The Mortgagee, at its option, may extend the time for the payment of said indebtedness, or reduce the payments thereon, or accept a renewal note or notes therefore, without the consent of any junior lien holder, and without consent of the Mortgagors if the Mortgagors have parted with the title to said property and any such extension, reduction or renewal shall not release the Mortgagors or any endorser or guarantor from liability for such indebtedness, or affect the priority of this mortgage over the junior lien or impair the security hereof in any manner whatsoever.

This mortgage shall secure the payment of any additional notes or loans made by the Mortgagee to the Mortgagors at any time hereafter for the purpose of paying taxes, insurance premiums, making repairs or alteration, or any other purpose within the discretion of the Mortgagee, provided only, that the aggregate of the principal amount of the indebtedness secured shall at no time exceed the original amount thereof.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals this 3rd day of May 2004

Jason G. Crownover  
JASON G. CROWNOVER



This instrument Prepared by:  
**SUSAN M. BRISTOW**

STATE OF Indiana COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of May, 2004, personally appeared Jason G. Crownover and acknowledged the execution of the foregoing Mortgage.

I hereby certify that I am not an Officer of the Mortgagee.

Witness my Hand and Notarial Seal

Notary Public Karen Craig  
My Commission Expires Nov 04 2006  
County of Residence \_\_\_\_\_

