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REAL ESTATE MORTGAGE

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This Indenture Witnesseth that

Raghuram B. Dasari and Sheela D. Konda, as joint tenants

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 047905

2005 JUN 10 AM 9:57
as MORTGAGOR,

MICHAEL A. BROWN
RECORDER

of 10012 Margo Lane, Munster, Indiana 46321

Mortgages and Warrants to

Balasundaram Dasari and Jalaja Dasarh, husband and wife

of 308 N. Deerfield Circle, Salisbury, North Carolina 28147

as MORTGAGEE,

the following real estate in Lake County
State of Indiana, to wit:

Lot 253, in West Lakes Addition, Phase Two, Block One, in the town of Munster, as show in in Plat Book 91, page 64, in
Lake County, Indiana.



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 to secure the payment when the same shall become due, of the indebtedness of even date herewith of **Four Hundred Fifty Thousand Dollars (\$450,000.00)** with interest at the rate of 4.48 per cent per annum computed monthly 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 4.48 per annum computed monthly 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 attorney's fees; any renewal or extension of such indebtedness; all future advances to the full amount of this mortgage; 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 to Mortgagee, if required by Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance and assessments against said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurance and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal.

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, which 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 to be held continuously through 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 acts 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 hereof 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 and without the consent of such persons.
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

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CHICAGO TITLE INSURANCE COMPANY

a loss of the priority of this mortgage over such junior lien. Mortgagee shall be subrogated to any lien or claim paid by moneys advanced and hereby secured.

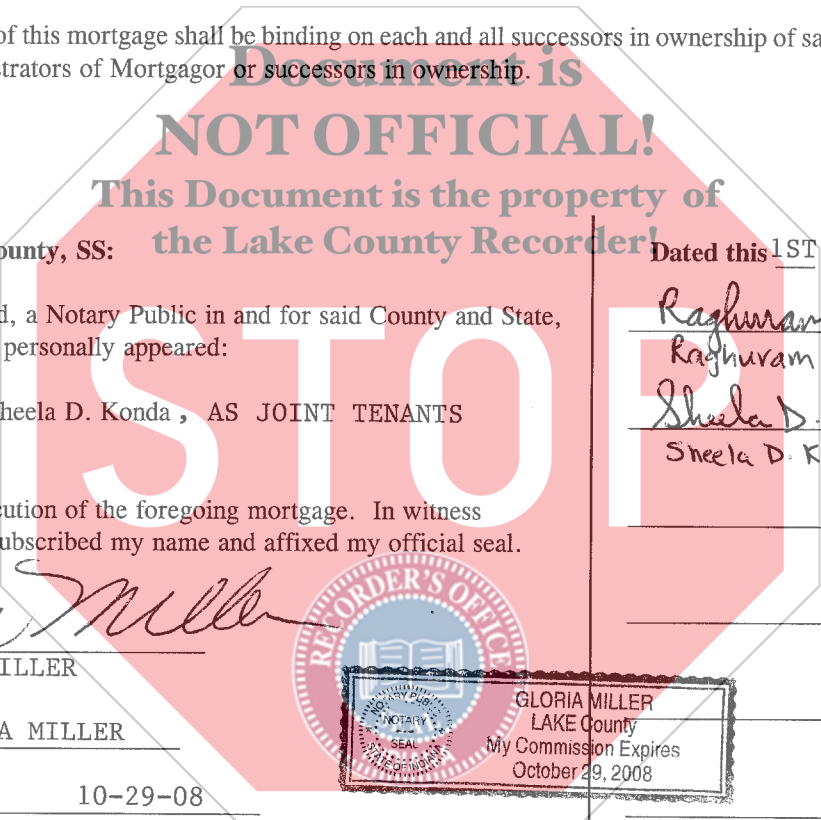
5. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee.

6. It is agreed that time is 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 his 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 his 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 the case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgagee is expressly authorized to incur expenses in the investigation of title to and condition of the Real Estate, including, but not limited to, expenses for title work, environmental assessments, and appraisal at the expense of Mortgagor and such sums spent, together with interest thereon at the default rate of interest, shall become part of the debt secured by this mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof.

8. In the event of such foreclosure, the Mortgagee, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the 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. Said 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 1ST day of JUNE, 2005

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of June, 2005, personally appeared:

Raghuram B. Dasari and Sheela D. Konda, AS JOINT TENANTS

and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

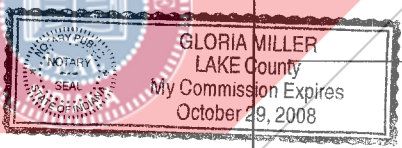
Gloria Miller
Notary Public GLORIA MILLER

Printed Name: GLORIA MILLER

My Commission Expires: 10-29-08

Resident of LAKE County

Raghuram B. Dasari Seal
Raghuram B. Dasari
Sheela D. Konda Seal
Sheela D. Konda
Seal
Seal
Seal
Seal



On behalf of Mortgagors, this instrument prepared by:
Jon A. Schmaltz
Burke Costanza & Cuppy LLP
57 Franklin, Suite 203
Valparaiso, IN 46383-5670