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2007 MAY 22 10:06

Return to: Centier Bank, 600 E. 84th Ave., Merrillville,  
Indiana 46410

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**MORTGAGE**

(With Future Advance Clause)

**DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is MAY 22, 2007. The parties and their addresses are:

**MORTGAGOR:**

**RYAN H. PENDLETON**  
2431 SOUTH HANSEN BOULEVARD  
HOBART, Indiana 46342

**JAIME M. PENDLETON**  
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP  
2431 SOUTH HANSEN BOULEVARD  
HOBART, Indiana 46342

**LENDER:**

**CENTIER BANK**  
Organized and existing under the laws of Indiana  
600 East 84th Avenue  
Merrillville, Indiana 46410

**1. CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys, mortgages and warrants to Lender, the following described property:

LOT 7 IN HILLMAN HEIGHTS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 54, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

The property is located in LAKE County at 2431 SOUTH HANSEN BOULEVARD, HOBART, Indiana 46342.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

**2. MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time will not exceed \$10,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

**3. SECURED DEBTS.** The term "Secured Debts" includes and this Security Instrument will secure each of the following:

**A. Specific Debts.** The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 00010, dated

RYAN H. PENDLETON  
Indiana Mortgage  
IN/4lkostbad00005900005586023052207Y

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**CTIC has made an accommodation  
recording of the instrument**

24-  
LP

LEK CT

Chicago Title Insurance Company

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**11. AUTHORITY TO PERFORM.** If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on

inspection. Property will be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's before an inspection specifying a reasonable purpose for the inspection. Any inspection of the for the purpose of inspecting the Property. Lender will give Mortgagor notice at the time of or Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time claims, and actions against Mortgagor, and of any loss or damage to the Property. Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Mortgagor and use will not substantially change without Lender's prior written consent. keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will Property in good condition and make all repairs that are reasonably necessary. Mortgagor will

**10. PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Mortgagor will keep the any agreement governing Mortgagor or to which Mortgagor is a party.

**9. WARRANTIES AND REPRESENTATIONS.** The execution and delivery of this Security Instrument will not violate this Security Instrument. Mortgagor has the right and authority to enter into

is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. creation of, any lien, encumbrance, transfer or sale of all or any part of the Property. This right the Secured Debt to be immediately due and payable upon the creation of, or contract for the

**8. DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of may have against parties who supply labor or materials to maintain or improve the Property. agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor Property against any claims that would impair the lien of this Security Instrument. Mortgagor

due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are lease payments, ground rents, utilities, and other charges relating to the Property when due.

**7. CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, any note or agreement secured by the lien document without Lender's prior written consent. C. Not to allow any modification or extension of, nor to request any future advances under

**A.** To make all payments when due and to perform or comply with all covenants. **B.** To promptly deliver to Lender any notices that Mortgagor receives from the holder. **C.** To promptly deliver to Lender any notices that Mortgagor receives from the holder.

Property, Mortgagor agrees: **6. PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the unencumbered, except for encumbrances of record.

sell, mortgage and warrant the Property. Mortgagor also warrants that the Property is the estate conveyed by this Security Instrument and has the right to grant, bargain, convey, **5. WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of

due and in accordance with the terms of the Secured Debts and this Security Instrument. **4. PAYMENTS.** Mortgagor agrees that all payments under the Secured Debts will be paid when this Security Instrument.

**C. Sums Advanced.** All sums advanced and expenses incurred by Lender under the terms of "statement of purpose," as defined and required by federal law governing securities.

which a security interest is created in "margin stock" and Lender does not obtain a unfair and deceptive credit practices. This Security Instrument will not secure any debt for connection with a "consumer loan," as those terms are defined by federal law governing non-possessory, non-purchase money security interest is created in "household goods" in

by this Security Instrument. This Security Instrument will not secure any debt for which a waives any subsequent security interest in the Mortgagor's principal dwelling that is created event that Lender fails to provide any required notice of the right of rescission, Lender additional or future loans or advances. Any such commitment must be in writing. In the Security Instrument. Nothing in this Security Instrument constitutes a commitment to make

that it will secure debts incurred either individually or with others who may not sign this Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees

**B. All Debts.** All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different the debts secured by this Security Instrument contains a future advance provision.

an interest rate of 8.490 percent per year and maturing on May 22, 2027. One or more of May 22, 2007, from Mortgagor to Lender, with a maximum credit limit of \$10,000.00, with

the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

**12. MORTGAGE COVENANTS.** Mortgagor agrees that the covenants in this Security Instrument are material obligations under the Secured Debts and this Security Instrument. If Mortgagor breaches any covenant in this Security Instrument, Lender may refuse to make additional extensions of credit or may reduce the credit limit. By not exercising either remedy on Mortgagor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

**13. DEFAULT.** Mortgagor will be in default if any of the following occur:

**A. Fraud.** Mortgagor engages in fraud or material misrepresentation in connection with the Secured Debts.

**B. Payments.** Any party obligated on the Secured Debts fails to make a payment when due.

**C. Property.** Any action or inaction occurs that adversely affects the Property or Lender's rights in the Property.

**14. REMEDIES ON DEFAULT.** In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debts and foreclose this Security Instrument in a manner provided by law if Mortgagor is in default. In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions.

At the option of the Lender, all or any part of the agreed fees and charges, accrued interest and principal will become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter.

The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it happens again.

**15. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** If Mortgagor breaches any covenant in this Security Instrument, Mortgagor agrees to pay all expenses Lender incurs in performing such covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing, or protecting Lender's rights and remedies under this Security Instrument or any other document relating to the Secured Debts. Expenses include, but are not limited to, reasonable attorneys' fees after default and referral to an attorney not a salaried employee of the Lender. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of Secured Debts. In addition, to the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees incurred by Lender to protect Lender's rights and interests in connection with any bankruptcy proceedings initiated by or against Mortgagor. This Security Instrument will remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.

**16. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substance," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

**A.** Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.

**B.** Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and will remain in full compliance with any applicable Environmental Law.

**C.** Mortgagor will immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any



Environmental Law concerning the Property. In such an event, Mortgagee will take all necessary remedial action in accordance with any Environmental Law.

D. Mortgagee will immediately notify Lender in writing as soon as Mortgagee has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

**17. CONDEMNATION.** Mortgagee will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagee authorizes Lender to intervene in Mortgagee's name in any of the above described actions or claims. Mortgagee assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

**18. INSURANCE.** Mortgagee agrees to keep the Property insured against the risks reasonably associated with the Property. Mortgagee will maintain this insurance in the amounts Lender requires. This insurance will last until the Property is released from this Security Instrument. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debts. Mortgagee may choose the insurance company, subject to Lender's approval, which will not be unreasonably withheld. All insurance policies and renewals will include a standard "mortgage clause" and, where applicable, "loss payee clause." All Mortgagee will give Lender and the insurance company immediate notice of any loss. All insurance proceeds will be applied to restoration or repair of the Property or to the Secured Debts, at Lender's option. If Lender acquires the Property in damaged condition, Mortgagee's rights to any insurance policies and proceeds will pass to Lender to the extent of the Secured Debts.

Mortgagee will immediately notify Lender of cancellation or termination of insurance. If Mortgagee fails to keep the Property insured, Lender may obtain insurance to protect Lender's interest in the Property and Mortgagee will pay for the insurance on Lender's demand. Lender may demand that Mortgagee pay for the insurance all at once, or Lender may add the insurance premiums to the balance of the Secured Debts and charge interest on it at the rate that applies to the Secured Debts. This insurance may include coverages not originally required of Mortgagee, may be written by a company other than one Mortgagee would choose, and may be written at a higher rate than Mortgagee could obtain if Mortgagee purchased the insurance. Mortgagee acknowledges and agrees that Lender or one of Lender's affiliates may receive commissions on the purchase of this insurance.

**19. ESCROW FOR TAXES AND INSURANCE.** Mortgagee will not be required to pay to Lender funds for taxes and insurance in escrow.

**20. CO-SIGNERS.** If Mortgagee signs this Security Instrument but is not otherwise obligated to pay the Secured Debts, Mortgagee does so only to mortgage Mortgagee's interest in the Property to secure payment of the Secured Debts. If this Security Instrument secures a guaranty between Lender and Mortgagee, Mortgagee agrees to waive any rights that Mortgagee may prevent Lender from bringing any action or claim against Mortgagee or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws.

**21. WAIVERS.** Except to the extent prohibited by law, Mortgagee waives all rights of valuation and appraisal relating to the Property.

**22. OTHER TERMS.** The following are applicable to this Security Instrument:

**A. Line of Credit.** The Secured Debts include a revolving line of credit provision. Although the Secured Debts may be reduced to a zero balance, this Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

**23. APPLICABLE LAW.** This Security Instrument is governed by the laws of Indiana, the United States of America, and to the extent required, by the laws of the jurisdiction where the Property is located, except to the extent such state laws are preempted by federal law.

**24. JOINT AND INDIVIDUAL LIABILITY AND SUCCESSORS.** Each Mortgagee's obligations under this Security Instrument are independent of the obligations of any other Mortgagee. Lender may sue each Mortgagee individually or together with any other Mortgagee. Lender may release any part of the Property and Mortgagee will still be obligated under this Security Instrument for the remaining Property. If this Security Instrument secures a guaranty between Lender and Mortgagee, Mortgagee agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagee or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. Mortgagee agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without

Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument will bind and benefit the successors and assigns of Lender and Mortgagor.

**25. AMENDMENT, INTEGRATION AND SEVERABILITY.** This Security Instrument may not be amended or modified by oral agreement. No amendment or modification of this Security Instrument is effective unless made in writing and executed by Mortgagor and Lender. This Security Instrument and any other documents relating to the Secured Debts are the complete and final expression of the agreement. If any provision of this Security Instrument is unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.

**26. INTERPRETATION.** Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Security Instrument.

**27. NOTICE, FINANCIAL REPORTS, ADDITIONAL DOCUMENTS AND RECORDING TAXES.** Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail to the appropriate party's address listed in the DATE AND PARTIES section, or to any other address designated in writing. Notice to one Mortgagor will be deemed to be notice to all Mortgagors. Mortgagor will inform Lender in writing of any change in Mortgagor's name, address or other application information. Mortgagor will provide Lender any financial statements or information Lender requests. All financial statements and information Mortgagor gives Lender will be correct and complete. Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording of this Security Instrument. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and to confirm Lender's lien status on any Property, and Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

**SIGNATURES.** By signing, Mortgagor agrees to the terms and covenants contained in this Security Instrument. Mortgagor also acknowledges receipt of a copy of this Security Instrument.

**MORTGAGOR:**

  
\_\_\_\_\_  
RYAN H. PENDLETON

Individually

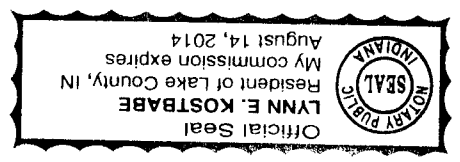
  
\_\_\_\_\_  
JAIME M. PENDLETON

Individually





I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.  
 Name: Carol Kaminsky  
 This instrument was prepared by CAROL KAMINSKY, LOAN PROCESSOR, CENTER BANK, 600 EAST 84TH AVENUE, MERRILLVILLE, Indiana 46410



ACKNOWLEDGMENT.  
 (Individual)  
 State of Indiana, County of Lake  
 Before me, Lynn E Kostbade, a Notary Public this 22 day of May, 2007,  
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, acknowledged the execution of the  
 annexed instrument.  
 My commission expires: \_\_\_\_\_  
 (Notary Public) Lynn E Kostbade  
 (Notary's County) LAKE