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Prepared by:
Roswell Properties, L.L.C., Ltd.
Tina Shinault
3000 Smoot Road
Smoot, WV 24977

After recording return to:
Roswell Properties, L.L.C., Ltd.
3000 Smoot Road
Smoot, WV 24977

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MORTGAGE AND LOAN DOCUMENT ASSIGNMENT AND ASSUMPTION

MORTGAGE AND LOAN DOCUMENT ASSIGNMENT AND ASSUMPTION dated March 19, 2007 between First Financial Bank, N.A. having an address of 300 High Street, Hamilton, Ohio 45011 ("Assignor"), and Roswell Properties, L.L.C., Ltd., an Ohio limited liability company, having an address at 100 North Center Street, Newton Falls, Ohio 44444 ("Assignee").

This Mortgage and Loan Document Assignment and Assumption is being executed and delivered pursuant to that certain Loan Purchase Agreement dated as of March 19, 2007 (the "Purchase Agreement") between Assignor and Assignee. All capitalized terms used but not defined herein shall have the meanings ascribed to them in the Purchase Agreement.

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Assignor does hereby, through its duly appointed and authorized officers and/or representatives, sell, transfer, assign, deliver, set over and convey to Assignee, its successor and assigns, the following:

That certain Mortgage dated as of January 12, 1999, executed Joseph Wagner Mortgagor, for the benefit of Sand Ridge Bank, a Subsidiary of First Financial Bank, N.A., and recorded on January 26, 1999 as Instrument No. 99006338, in the Office of the Recorder of Lake County, Indiana. Said property is more particularly described as follows:

Lot 8 and the South 8 feet 4 inches of Lot 7, in Block 8, in Chicago-Tolleston Land and Investment Company's Oak Park Addition, to the City of Gary, as per Plat thereof, recorded in Plat Book 2, Page 35, in The Office of the Recorder of Lake County, Indiana.

More Commonly Known As: 2326 Pennsylvania Street
Gary, IN 46407

TO HAVE AND TO HOLD unto Assignee, its successors and assigns, forever, the Loan Documents, together with all and singular the rights and privileges thereunto in any wise belonging, other than any rights, claims or actions Assignor may have against any entity from which Assignor shall have acquired its interest in any of the Loan Documents, its officers, directors, employees, agents and insiders.

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Assignee hereby assumes all obligations of Assignor under the above-referenced document, accruing from and after the date hereof.

This assignment is made without recourse and without any representation or warranty of any kind whatsoever, express or implied, or by operation of law, except to the extent that and only for so long and any representation or warranty specifically set forth in the Purchase Agreement survives the Closing. Assignee's remedies upon a breach by Assignor of any such representation or warranty are limited solely to those remedies of Assignee expressly set forth in Articles VIII and IX of the Purchase Agreement. First Financial Bank, N.A.

By: Roswell Properties, L.L.C., Ltd. Attorney In Fact
The Cadle Company, its Manager

Daniel Hutsepiller, V.P. AIF

By: Daniel Hutsepiller, Vice President/Attorney In Fact

STATE OF WEST VIRGINIA)

COUNTY OF GREENBRIER)

On this 16th day of May, 2007, before me, Tina J. Shinault, a Notary Public in and for said Commonwealth and County, personally appeared Daniel Hutsepiller and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal.

Tina J. Shinault
Notary Public

