

4

2008-005549

2008 018968

2008 MAR 17 AM 9:30

HIGHWAY 130 BOWEN
RECORDER

STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD
02/29/2008 01:38PM
LINDA D. TRINKLER
RECORDER

REC FEE: \$20.00
PAGES: 4

INDIANA MORTGAGE

Z4-662 IN (08/06) Pg. 1

THIS MORTGAGE, made this 22nd day of February, 2008, by and between

PAUL R VOGEL II AND TAMMY J VOGEL, HUSBAND AND WIFE

(hereinafter referred to as the Mortgagor), of 304 HIDDEN LAKE DR, HOBART, IN 46342 and FARM CREDIT SERVICES OF MID-AMERICA, FLCA, a corporation, existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, of 1601 UPS Drive, Louisville, Jefferson County, Kentucky 40223, P. O. Box 34390, Louisville, Kentucky 40232-4390, (hereinafter referred to as Mortgagee).

This Mortgage is given to secure the repayment of a note of even date herewith executed and delivered to the Mortgagee, which includes:

- Principal in the sum of: Three Hundred Thirty Three Thousand Five Hundred Sixty Dollars And No Cents (\$333,560.00);
- Interest, which may be adjustable or fixed and which may be converted from one to the other from time to time at the option of the Mortgagor with the consent of the Mortgagee;
- All other sums, including, but not limited to, any prepayment fees payable in accordance with said Note; and
- A repayment plan with the last installment being due on the 1st day of March, 2038;

Without any relief whatever from valuation or appraisal laws, and the Mortgagor further promises and agrees to pay reasonable attorney's fees.

WITNESSETH: That the Mortgagor in consideration of ONE DOLLAR and other valuable consideration, the receipt and sufficiency of which being hereby acknowledged, does by these presents MORTGAGE and WARRANT unto the Mortgagee the following described real estate, together with its rents, issues and profits, and together with all buildings and improvements thereon or hereafter erected thereon, and all appurtenances thereto belonging, situated in PORTER AND LAKE County, State of Indiana to wit:

SEE ATTACHED EXHIBIT A



return to:
Chicago Title Insurance Company
Valparaiso Office

2520072177 A R A

DO NOT TYPE BELOW THIS LINE

at
20
1/13

To Have And To Hold to the proper use of the Mortgagee forever. And the Mortgagor covenants with the Mortgagee, that at and until the execution and delivery of this mortgage, he is well seized of the above-described premises, has a good and indefeasible estate in fee simple, and has good right to encumber them in manner and form as above written; that they are free and clear of all encumbrances, unrecorded conveyances and undisclosed interests whatsoever, and that he will warrant and defend said property, with the appurtenances thereunto belonging, to the Mortgagee, against all lawful claims and demands whatsoever. By execution of this Mortgage, Mortgagor hereby acknowledges receipt of all of the proceeds of the loan evidenced by the aforesaid promissory note or notes.

The Mortgagor covenants and agrees (1) to pay, when due, all taxes, liens, judgments or assessments lawfully encumbering the property; (2) that the proceeds of the Note secured hereby are used solely for the purposes specified in the loan application; (3) to keep the property insured against loss or damage by fire, wind, flood and extended coverage perils, in companies and amounts satisfactory to Mortgagee, and provide evidence of such insurance to the satisfaction of the Mortgagee and to use any insurance proceeds in accordance with the policies and procedures of the Mortgagee or to apply such proceeds on the indebtedness hereby secured as the Mortgagee may elect; (4) to maintain the improvements in good repair, to refrain from the commission of waste, to cultivate the property in a good and husbandmanlike manner and not to cut, remove or permit the cutting or removal of timber therefrom except for domestic use; (5) that neither Mortgagor nor, to the best of Mortgagor's knowledge, any prior owner has created conditions which may give rise to environmental liability; that no enforcement actions are pending or threatened and that any costs the Mortgagee incurs as a result of environmental liabilities shall become a part of the debt secured hereby; to remedy any contamination that may occur or be discovered in the future, to comply with all state and federal environmental laws, to allow Mortgagee access to the property for testing and monitoring and to forward any notices received from state and federal environmental agencies to Mortgagee; to permit Mortgagee and its agents to enter upon the property to make such inspections and tests as Mortgagee may deem appropriate to determine compliance of the property with this covenant (any inspections or tests made by Mortgagee shall be for Mortgagee's purposes only and shall not be construed to create any responsibility or liability on the part of the Mortgagee to Mortgagor or to any other person); that to the best of Mortgagor's knowledge, there are no underground tanks on the property, except as already disclosed and that any such underground tanks currently or previously located on the property do not now, and never have leaked and there is no contaminated soil located on the property in connection with any of said underground tanks; and to indemnify and hold Mortgagee harmless against any and all claims and losses resulting from a breach of this covenant of the Mortgagee; this covenant and indemnity shall survive foreclosure of this Mortgage or acceptance by Mortgagee of a deed in lieu of foreclosure; (6) not to assign, lease, sell, convey or impair any crop allotment and/or any acreage allotment now established or hereafter established on the property; (7) to pay all court costs, expenses of title examination, abstract fees, and when lawful, attorney's costs and fees incurred by the Mortgagee involving this Mortgage, the loan it secures and the enforcement thereof, and any such costs, expenses or fees paid or payable by the Mortgagee shall become a part of the debt secured hereby; (8) that if the Mortgagor fails to pay when due any tax, lien, judgment, assessment, court cost, attorney's fees or title evidence expense, or to maintain insurance as hereinbefore provided, the Mortgagee may do so, and all amounts so paid shall bear interest from date of payment at the rate set out for defaulted payments in the Note secured hereby; (9) that there are hereby specifically assigned to the Mortgagee all rents, royalties, revenues, damages and payments of every kind at any time accruing under or becoming payable on account of the sale, lease or transfer of any interest in any portion of the property, any oil, gas, mining and mineral leases, rights or privileges of any kind now existing or that may hereafter come into existence covering the property and any condemnation proceedings or other seizure of all or part thereof under the right of eminent domain or otherwise, and all monies received by Mortgagee by reason of this assignment may be applied, at the option of the Mortgagee, upon any unpaid amounts of principal and/or interest provided that nothing herein shall be construed as a waiver of the priority of the lien of this Mortgage over any such lease, rights or privileges granted subsequent to the date of this Mortgage; (10) that the Mortgagee may renew or substitute the evidence of indebtedness and may extend and defer the maturity of and reamortize said indebtedness, release any person from liability to repay said indebtedness and any such extensions, deferments, renewals and reamortizations will be secured hereby; (11) that, if any portion of the debt secured hereby was incurred for the purpose of financing the construction of improvements upon the property, such construction shall not be unreasonably delayed or stopped; (12) that if the Mortgagor shall sell, transfer or lease the property, or if the ownership of any portion thereof shall be changed either by voluntary or involuntary transfer or by operation of law, or if the Mortgagor defaults in the payment of said indebtedness, or with respect to any warranty, covenant, or agreements herein contained, or if a receiver or trustee for any part of the property is appointed, or if any proceeding under the bankruptcy or insolvency laws is commenced by or against Mortgagor, or if Mortgagor becomes insolvent, or if, in defending any such action commenced to foreclose or enforce a lien on any portion of the property, the Mortgagee elects to cross-claim and foreclose the lien of this Mortgage, then, at the Mortgagee's option, the entire indebtedness secured hereby shall forthwith become due and payable and bear interest at the rate set out for defaulted payments in the note secured hereby, and the Mortgagee shall have the right to enter upon and take possession of the property and to foreclose the lien of this Mortgage; (13) that in any foreclosure action or other proper proceeding the court shall, at the request of the Mortgagee, appoint a receiver for the property; (14) that if the indebtedness is subject to a guarantee from Farm Service Agency, the Mortgagors shall be in default under this mortgage, the above note(s) and other loan documents should any loan proceeds be used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as further explained in 7 CFR Part 1940, Subpart G, Exhibit M; prior to loss of the exemption from the highly erodible land conservation restrictions found in 7 CFR Part 12, Mortgagors must demonstrate that Mortgagors are actively applying an approved conservation plan on that land which has been determined to be highly erodible prior to 1990 or two years after the Soil Conservation Service has completed a soil survey for that land, whichever is later; and Mortgagors must demonstrate that any production of an agricultural commodity on highly erodible land will be done in compliance with an approved Soil Conservation Service conservation system; (15) that the omission of the Mortgagee to exercise its option upon any default as aforesaid, or to exercise any other option or right hereunder, shall not preclude it from the exercise thereof at any subsequent time or for any subsequent default; (16) that upon payment of all sums secured by this Mortgage, Mortgagee shall release this Mortgage without any charge paid to Mortgagee. Unless prohibited by applicable law, Mortgagor shall pay any actual recordation costs as prescribed by law to public officials for release of this

Mortgage: (17) that the covenants, agreements and provisions herein contained shall be binding upon and inure to the benefit of the heirs, devisees, personal representatives, grantees, successors, and assigns of the respective parties; (18) that wherever in this Mortgage either the Mortgagor or the Mortgagee is named or referred to, such naming or reference includes all of the class and assigns, heirs, personal representatives, grantees, or successors of either, as the case may be; and that the pronoun as used herein in the third person singular, includes the person, number and gender appropriate to the first designation of the parties; (19) all references to the interest rate as referred to hereinabove shall be subject to the interest rate provisions of the Note or Notes secured hereby and any supplemental agreements.

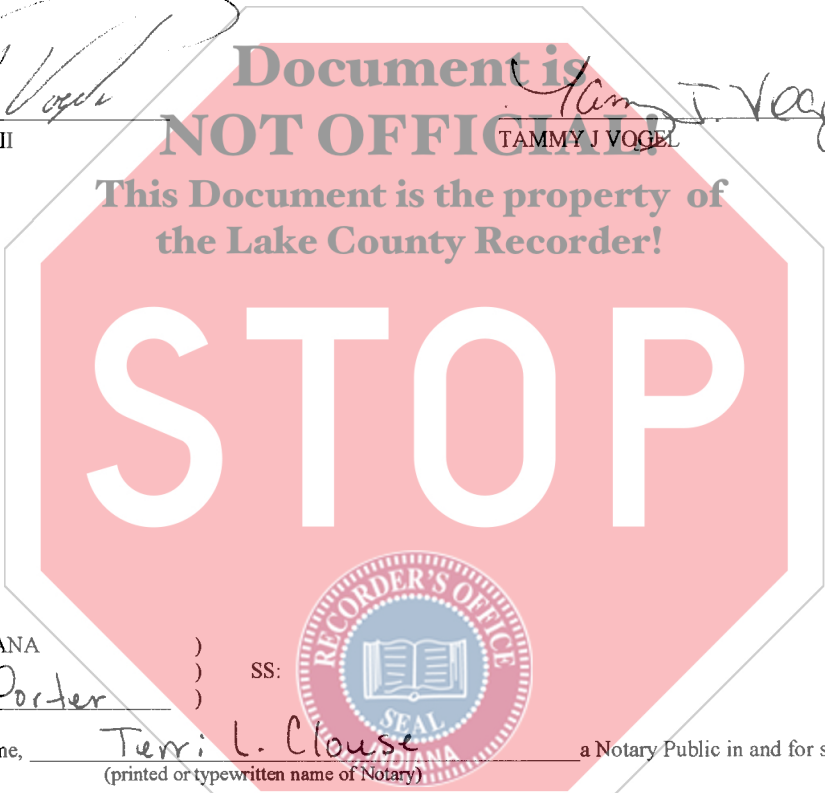
In the event that any provision or clause of this Mortgage conflicts with applicable law or is declared unenforceable by a court of competent jurisdiction or otherwise, then any such provision or clause shall be severable and shall not affect the remaining provisions of this Mortgage or the enforceability thereof.

THE CONDITION OF THIS MORTGAGE is such that if all payments provided for in the Note are made and each and all the covenants, conditions and agreements, either in the Note or in this Mortgage, are complied with, then this Mortgage shall be null and void, otherwise the same shall remain in full force and effect.

IN WITNESS WHEREOF, the Mortgagor has hereunto set his hand, the day and year first written above.

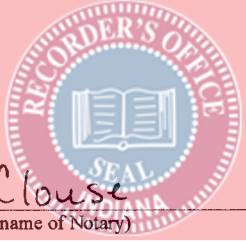
Paul R. Vogel II
PAUL R VOGEL II

Tammy J. Vogel
TAMMY J VOGEL



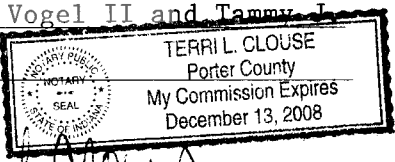
STATE OF INDIANA)
COUNTY OF Porter)

SS:



Before me, Terri L. Clouse a Notary Public in and for said State and
(printed or typewritten name of Notary)

County, this 22nd day of February, 2008, Paul R. Vogel II and Tammy J. Vogel, Husband and Wife
(names(s) of person(s) executing the instrument)



acknowledged the execution of the foregoing instrument.

My Commission expires: _____ Notary Public: *Terri L. Clouse*
County of Residence: _____ Typed name of Notary Public: _____

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 Vicki L. Barthold

The form of this mortgage was prepared by Farm Credit Services of Mid-America, FLCA, a corporation, by Nancy Sparrow, its Attorney and completed by Vicki L. Barthold, employee.
(name of employee completing form)

Paul R Vogel II & Tammy J. Vogel
Loan #7682196800
February 22, 2008

Exhibit A

Part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana, more particularly described as follows: Commencing at a cast iron monument, marking the Northwest corner of said Section 3; thence South 01 degree 24 minutes 00 seconds East (bearing of record), along the West line of said Section 3, 1983.88 feet measured (1939.41 feet of record) to an iron pipe in County Road 400 East, that lies in line with an old East and West fence line. This iron pipe was determined to mark the West Quarter corner of said Section 3, this pipe also marking the Southwest corner of a parcel as described in Deed Record 459 page 435, in the Porter County Recorder's Office; thence North 89 degrees 06 minutes 53 seconds East (North 89 degrees 07 minutes 54 seconds East, per Deed Record 459 page 435), along the North line of the Northwest Quarter of the Southwest Quarter of said Section 3, and the monumented South line of the parcel described in Deed Record 459 page 435, 1341.00 feet to an iron rod with a William J. Rensberger I.D. Cap marking the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 3, per Plat of Survey, by Davies-Rensberger Surveying, Inc., dated October 10, 2001 and recorded as Document No. 2001-038561, in the Porter County Recorder's Office; thence continuing North 89 degrees 06 minutes 53 seconds East, along the North line of the Northeast Quarter of the Southwest Quarter of said Section 3, also being the monumented South line of the parcel described in Deed Record 459 page 435, 1296.58 feet to an iron pipe in the center of County Road 450 East, also being the Northwest corner of a parcel described in Deed Record 320 page 348, in the Porter County Recorder's Office; thence South 01 degree 04 minutes 36 seconds East, along the West line of said parcel, described in Deed Record 320 page 348, 400.00 feet to the Northwest corner of Washington Minor Subdivision 2628-B-1, as recorded in Plat File 42-D-4, in the Porter County Recorder's Office; thence continuing South 01 degree 04 minutes 36 seconds East, along the West line of said Washington Minor Subdivision, 587.24 feet to the point of beginning; thence continuing South 01 degree 04 minutes 36 seconds East, along the West line of said Washington Minor Subdivision, 336.00 feet to an iron rod with a William J. Rensberger I.D. Cap on the South line of the Northeast Quarter of the Southwest Quarter of said Section 3; thence South 89 degrees 02 minutes 05 seconds West, along said South line, 1298.47 feet to an iron rod with a William J. Rensberger I.D. Cap marking the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 3, also being the Southeast corner of a parcel described in Document #2001-038563, in the Porter County Recorder's Office; thence North 00 degrees 59 minute 40 seconds West, along the West line of said Quarter Section, also being the East line of the parcel described in said Document #2001-038563, 336.00 feet; thence North 89 degrees 02 minutes 05 seconds East, 1297.99 feet to the point of beginning.

450 EAST, VALPARAISO, IN 46383

Also, without warranty, and as additional security under the provisions of Section 1.10 of the Farm Credit Act of 1971, as amended, all of the right, title and interest of the Mortgagor or Borrower in Lake County, State of Indiana, to wit.

Lot 63, in Hidden Lake Unit 2, in the City of Hobart, as per plat thereof, recorded in Plat Book 84, page 50, in the Office of the Recorder of Lake County, Indiana. 304 HIDDEN LAKE DRIVE, HOBART, IN 46342

It is further provided that the Mortgagee or Lender may enforce its lien against either this additional security or the previously described primary security or both but in no event, may be required to enforce its lien against the additional security until it is determined that the sale of the primary security will not produce sufficient funds to satisfy the debt secured hereby or any judgement thereon. This Mortgage/Deed of Trust cannot be used as a starting point for a Title Examination involving the afordescribed additional security.

2/20/08