MORTGAGE

This indenture witnesseth that <u>FAIR RENTAL, LLC</u>, of Lake County, Indiana, as mortgagors, mortgages and warrants to <u>JIM J. YAO</u>, of Lake County, Indiana, Indiana, as mortgagee, the following real estate in Lake County, State of Indiana, to wit:

Lot 31 in Block 13 in Ellendale 4th Addition to the Town of Highland, as per plat thereof, recorded June 13, 1961 in Plat Book 23 Page 95, in the Office of the Recorder of Lake County, Indiana.
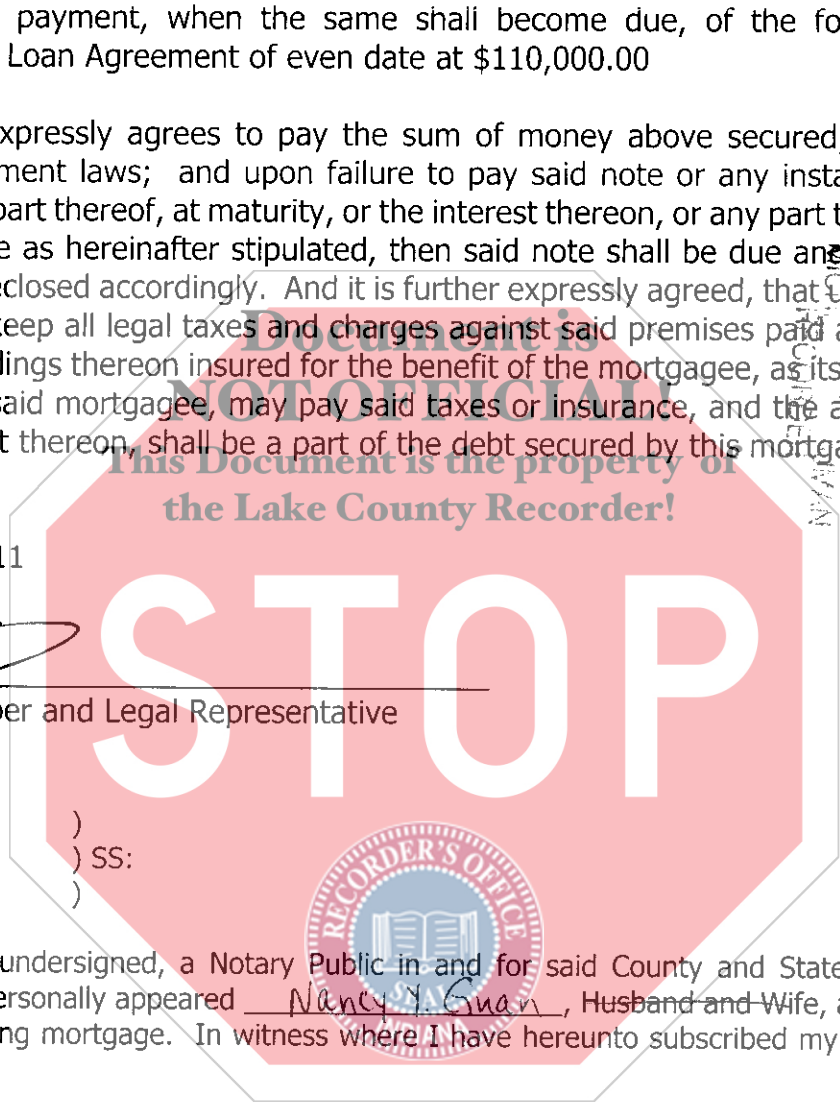
Commonly known as: 9409 5th Street, Highland, Indiana

To secure the payment, when the same shall become due, of the following indebtedness: Loan Agreement of even date at $110,000.00

and the mortgagor expressly agrees to pay the sum of money above secured, without relief from valuation or appraisement laws; and upon failure to pay said note or any installment thereon as it becomes due, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then said note shall be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until said note is paid, said mortgagors will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as its interest may appear and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with 6.5% per cent interest thereon, shall be a part of the debt secured by this mortgage.

Dated: March 21, 2011

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Nancy Y. Guan, Member and Legal Representative
Fair Rental, LLC

STATE OF INDIANA   )
) SS:
COUNTY OF LAKE   )

Before me, the undersigned, a Notary Public in and for said County and State, this _21_ day of ___March___ 2011, personally appeared ___Nancy Y. Guan___, Husband and Wife, and acknowledged the execution of the foregoing mortgage. In witness where I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:___11-16-11___

_____,Notary Public

AMOUNT $___15.00___
CASH _____ CHARGE _____
CHECK #_____8076_____
OVERAGE _____
COPY _____
NON-COM _____L_____
CLERK _____CR_____