

REAL ESTATE MORTGAGE

This indenture witnesseth that Eric Shelly, having a mailing address of 977 Carol Circle, Westchester PA 19380, as MORTGAGOR,

MORTGAGE AND WARRANT

to Quest IRA Inc., FBO Ann Hunsicker-Morrissey DMD, Account Number 26854-11, as MORTGAGEE, having a mailing address of 17171 Park Row, Suite 100, Houston, TX 77084

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

Lot 14 and the South 20 feet of Lot 13 in Glenellyn, as per plat thereof, recorded in Plat book 25, page 46, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 6215 Glen Drive, Merrillville, IN 46410

and the rents and profits therefrom, to secure the payment of the principal sum of Fifty Six Thousand and 00/100 Dollars, when the same shall become due, of all sums due and owing the mortgagor pursuant to the terms of a certain Promissory Note of even date, hereinafter referred to as the Note.

Time is of the essence in the payment of amounts due under, and in the performance of all promises under, the Note or this Mortgage. If I(A) fail to pay any amount due under the Note or this Mortgage after they become due and payable; or (B) if I fail to keep any promises made in or satisfy requirements of this Mortgage or (C) if I die (if I am an individual), or am dissolved or liquidated (if I am other than an individual); then I will be in default without notice and the Note Holder may require me to pay immediately the full amount of the principal which has not been paid and all the interest that I owe on that amount and any other amounts that I may owe pursuant to the Note or this Mortgage, and Note Holder may, in addition to pursuing other remedies, foreclose this Mortgage by judicial proceeding and sale of the Property. Any such sale will be exempt from any statutes requiring an appraisal of the Property, or requiring that the same not be sold unless a specified percentage of the value is obtained.

Mortgagee shall be entitled, as a matter of strict right, without notice, and ex parte, and without regard to the value or occupancy of the security, or the solvency of the mortgagor, or the adequacy of the property as security for the Note, to have a receiver appointed to enter upon and take possession of the property, collect the rents and profits there from and apply the same as the court may direct, such receiver to have all rights and powers permitted under law.

Initials: ES

Hold for:  
INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
CROWN POINT, IN 46307  
2016-58066-02 CDF

2016 07 51 137

2016 NOV - 8 AM 11 16  
MICHAEL BROWN  
RECORDER  
FILED FOR RECORD

17.  
itnck#  
25232  
no J-con

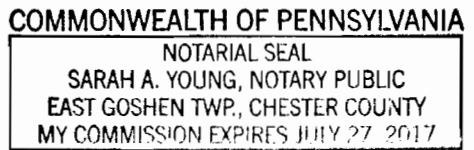
If the indebtedness secured hereby is now or hereafter secured by chattel mortgages, security interests, financing statements, pledges, contracts of guaranty, assignments of leases, or other securities, or if the Property hereby encumbered consists of more than one parcel of real property, Mortgagee, may, at its option exhaust any one or more of said securities and security hereunder, or such parcels of the security hereunder, either concurrently or independently and in such order as it may determine.

It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, charges and property owner's association dues against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing. Mortgagee shall be named as a loss payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

Dated this 10 day of **October**, 2016.

*Eric Shelly* (Seal)  
Eric Shelly

STATE OF Pennsylvania )  
 ) SS:  
COUNTY OF Chester )



Before me, a Notary Public in and for said County and State, personally appeared **Eric Shelly**, who acknowledged the execution of the foregoing Mortgage.

My Commission Expires: JULY 27, 2017  
*Sarah A. Young* Notary Public  
Sarah A. Young,

This Instrument Prepared By: Douglas R. Kvachkoff, Attorney at Law  
325 N. Main St., Crown Point, IN 46307 (219)662-2977  
Our file No. **2016-58066-02**

Initials: *ES*

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.  
*A- Andrea Armstead*