

REAL ESTATE MORTGAGE

This indenture witnesseth that **Housemart, Inc.**, whose mailing address is **2929 Jewett Ave., Highland IN 46322** of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

To **Trufinancial & Insurance Services, Inc**, an undivided interest of **40.56%** whose mailing address is **3655 Swift Ave, San Diego, CA 92101** and **Crosswind, LLC/Lance Schneider**, an undivided interest of **59.44%** whose mailing address **3058 E Bellflower Dr., Gilbert, AZ, 85298** as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Legal Description: See Attached Exhibit "A"

Parcel Number: 45-12-18-251-038-000-030

Commonly known as: 3550 West 73rd Avenue, Merrillville, IN 46410

and the rents and profits therefrom, to secure the payment of the principal sum of **Two Hundred Sixty-six Thousand Two Hundred Fifty and 00/100 Dollars, (\$266,250.00)**, 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.

The obligation under the promissory note for which this mortgage acts as security matures on November 22, 2024.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed, accordingly. 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.

The undersigned person executing this mortgage on behalf of **Housemart, Inc**, represents and certifies that he or she is a duly authorized representative of **Housemart, Inc**, and has been fully empowered by proper resolution to execute and deliver this Mortgage; and that all necessary action for execution of this Mortgage has been taken and done.

Initials WJ

NOT AN OFFICIAL DOCUMENT

Exhibit A

A part of Lot 3 in Reder Farms Phase 1, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 88, page 45 in the Office of the Recorder of Lake County, Indiana, also being a part of the Northeast Quarter of Section 18, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, said parcel being more particularly described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence South 88 degrees 00 minutes 26 seconds East, 892.46 feet, along the South line of said Northeast Quarter to the point of beginning; thence North 00 degrees 09 minutes 10 seconds West 186.0 feet to the Northeast corner of Lot 4 in Reder Farms Subdivision, Phase 1, as per plat thereof, recorded in Plat Book 88 page 45, in the Office of the Recorder of Lake County, Indiana; thence South 88 degrees 00 minutes 26 seconds East 50.0 feet; thence North 00 degrees 09 minutes 10 seconds West 194.0 feet to the Southern line of Lot 5 in Reder Farms Phase II, as per plat thereof, recorded in Plat Book 88 page 24, in the Office of the Recorder of Lake County, Indiana; thence South 88 degrees 00 minutes 26 seconds East, 126.38 feet along the South line; thence 00 degrees 09 minutes 10 seconds East 165.47 feet; thence South 89 degrees 50 minutes 50 seconds West, 43.30 feet; thence South 00 degrees 09 minutes 10 seconds East, 194.00 feet to the South line of the Northeast Quarter of said Section 18; thence North 88 degrees 00 minutes 28 seconds West, 133.05 feet, along the South line to the point of beginning, EXCEPTING THEREFROM the South 40.0 feet taken for road purposes.

ALSO EXCEPTING: Description of Reder Property for the Northern 194 feet of Lot 3, Reder Farms Phase 1. Description: Part of Lot 3, Reder Farms Phase 1, an Addition to the Town of Merrillville, as shown in Plat Book 88 page 45 in the Office of the Recorder of Lake County, Indiana, and more particularly described as follows: Beginning at the Northeast corner of said Lot 3; thence South 00 degrees 09 minutes 10 seconds East, along the East line of said Lot 3, a distance of 165.47 feet, thence South 89 degrees 50 minutes 50 seconds West, along the boundary of said Lot 3, a distance of 43.30 feet, thence South 00 degrees 09 minutes 10 seconds East, along the boundary of Lot 3, a distance of 26.91 feet; thence North 88 degrees 00 minutes 26 seconds West, a distance of 83.05 feet; thence North 00 degrees 09 minutes 10 seconds West a distance of 194.40 feet to the North line of said Lot 3; thence South 88 degrees 00 minutes 26 seconds East, along the North line of said Lot 3, a distance of 126.38 feet to the point of beginning, containing 0.535 acres more or less, all in the Town of Merrillville, Lake County, Indiana.

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