

FOR REL. SEE DOC #

28145-5

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Policy 266854-5

LAKE COUNTY TITLE COMPANY
DIVISION OF CHICAGO TITLE INSURANCE COMPANY

The Calumet National Bank of Hammond
HAMMOND, INDIANA

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9821

MORTGAGE

THIS INDENTURE, made this 28th day of February, A. D., 1969, by and between NEIL MAIN, JAMES CRAIG and RALPH GIBERSON, as Trustees, and/or their successors in office, for South Side Christian Church, Inc., of Hammond, Indiana,

hereinafter sometimes called the "Mortgagee," party of the first part, and THE CALUMET NATIONAL BANK OF HAMMOND, Hammond, Indiana, a corporation duly organized and existing under and by virtue of the laws of the United States of America, hereinafter sometimes called the "Mortgagee," party of the second part, WITNESSETH:

THAT WHEREAS, in order to evidence their just indebtedness to the mortgagee in the principal sum of Nine Thousand and no/100 - - - - - dollars (\$ 9,000.00) for money loaned by the mortgagee, the mortgagor (s) executed and delivered their certain promissory note identified as Loan Number R.E. 7229, bearing date of the 28th day of February A. D., 1969, payable as thereby provided to the order of the mortgagee in lawful money of the United States of America at the office of the Mortgagee in the City of Hammond, Lake County, Indiana, with interest on said principal sum remaining unpaid from time to time at the rate of Seven and one-quarter - - - - - per cent. (7-1/4 %) per annum payable monthly until maturity, and attorney's fees, without relief from valuation and appraisal laws, and with interest after maturity, until paid, at the highest rate for which it is now lawful to contract, said indebtedness being payable as follows:

In successive monthly installments of Ninety-three and 76/100 - - - - - dollars (\$ 93.76) per month, commencing on the 1st day of May, 1969, and continuing on the corresponding day of each calendar month thereafter, to be applied first to interest on the unpaid balance due thereunder; and the remainder to the principal due thereunder, until said note is paid in full, and providing that all indebtedness then remaining unpaid thereunder shall be due and payable on the 1st day of April 19 81, and with the privilege of making extra payments at any time.

NOW THEREFORE, the mortgagor (s), in consideration of the money concurrently loaned as aforesaid, and in order to secure the prompt payment of said principal note and interest, and to better insure the punctual and faithful performance of all and singular the covenants and agreements herein undertaken to be performed by the mortgagor(s), do(es) hereby MORTGAGE and WARRANT unto the mortgagee, its successors and assigns, all and singular the real estate situate, lying and being in the County of Lake, and State of Indiana, known and described as follows, to-wit:

PARCEL 1: Lot No. 44 and the West half of Lot No. 45, in Block No. 18, as marked and laid down on the recorded plat of South Hammond Subdivision, in the City of Hammond Lake County, Indiana as the same appears of record in Plat Book 2, page 38, in the Recorder's Office of Lake County, Indiana, together with the rents, issues and profits thereof,

PARCEL 2: Lots Twenty-five (25) to Twenty-eight (28), both inclusive, Block Eighteen (18), South Hammond Subdivision, in the City of Hammond, as shown in Plat Book 2, page 38, in Lake County, Indiana,

STATE OF INDIANA
LAKE COUNTY
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together with all and singular the tenements, hereditaments, privileges and appurtenances thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof, and all buildings and improvements thereon, or that may hereafter be placed thereon; also all the fixtures of every kind and nature necessary or proper for the use and maintenance of said real estate and premises that are now or may hereafter be placed thereon; and, also all the right, title, interest and estate of the mortgagor(s) in and to said premises, hereby releasing and waiving all rights under and by virtue of any and all valuation and appraisement laws of the State of Indiana, and all right to retain possession of said premises after any default in payment of the indebtedness hereby secured, or any part thereof, or breach of any of the covenants or agreements herein contained.

MOREOVER, the mortgagor(s) expressly covenant(s) and agree(s) with the mortgagee as follows, to-wit:

1. That the mortgagor(s) will pay all the said note and indebtedness herein mentioned according to the tenor and effect of said note, and will pay all sums of money hereby secured or intended to be secured, all with attorney's fees and without relief from valuation and appraisement laws.

2. That the mortgagor(s) will keep the buildings, fences, fixtures, improvements and betterments now on said premises, or that may hereafter be erected thereon, in as good condition as at the present time, and will neither commit nor permit waste on said premises, and will neither do nor permit to be done upon said premises anything that may tend to diminish the value thereof.

3. That the mortgagor(s) will pay, before the same become delinquent, all taxes, assessments and special assessments of every kind that may be levied upon said premises or any part thereof.

4. That the mortgagor(s) will keep all buildings that may be at any time on said premises during the continuance of said indebtedness insured against fire and windstorm, in such company or companies as may be satisfactory to the mortgagee, and for such amount as the mortgagee may from time to time direct, (the loss or damage to be made payable to the mortgagee as its interest may appear), and forthwith upon issuance thereof will deposit such policies with the mortgagee.

5. That in case the mortgagor(s) fail(s) to pay any tax, assessment, or special assessment, or fail(s) to keep the buildings, fences, and fixtures on said premises in good repair and insured as above provided, the mortgagee may pay such taxes, assessments or special assessments, or may redeem said premises from sale for taxes, assessments or special assessments, make repairs or procure insurance, and may pay, remove or discharge any claim, lien or encumbrance, or may purchase any tax title or claim against said premises, and protect the title and possession thereof, in order to preserve the priority of the lien of this mortgage thereon, and may employ attorneys at law to perform any service connected with this mortgage, or to prosecute or defend any suit affecting or involving this mortgage or the title or possession of said premises, and that all moneys paid for any such purpose and all moneys laid out by the mortgagee to protect the lien of this mortgage and the security intended to be effected hereby, shall be immediately due and payable with interest thereon at the rate of eight per centum (8%) per annum, and become so much additional indebtedness secured by this mortgage, and the mortgagor(s) agree(s) to pay all sums so advanced with interest, without relief from valuation and appraisement laws; provided, however, that it shall not be obligatory upon the mortgagee to advance money for any of the purposes aforesaid, or to inquire into the validity of such taxes, assessment or special assessments, or tax sales (the receipts of the proper officers being conclusive evidence of the validity and amount thereof), or into the necessity of such repairs.

6. That if default be made in the performance of any of the covenants or agreements herein or in said note contained, on the part of the mortgagor(s) to be kept and performed, then the whole of said indebtedness secured hereby, including all payments for liens, taxes, assessments, special assessments, insurance, attorney's fees, costs, charges or expenses, shall, at the election of the mortgagee, and without notice of such election, at once become and be due and payable at the place of payment aforesaid, anything in said note or herein to the contrary notwithstanding, and thereupon the mortgagee shall have the right (either with or without process of law, using such force as may be necessary) to enter upon and possess, hold and enjoy said property, and to lease the same or any part thereof upon such terms as to it shall seem best, and to collect and receive all the rents, issues and profits thereof, and to make alterations, improvements and repairs, effect insurance, pay taxes, assessments and special assessments, and do all such other things as may be deemed necessary for the proper protection of the property; and the mortgagee shall have the right to foreclose this mortgage and shall have all other rights and remedies that the law provides, and sale under foreclosure decree shall be without relief from valuation and appraisement laws. In the event that any payment provided for in the note secured hereby shall become overdue for a period in excess of fifteen (15) days, the mortgagor agrees to pay a "late charge" of two cents (2¢) (not to exceed two cents (2¢)) for each dollar (\$1) so overdue for the purpose of defraying the expense incident to handling the delinquent payment.

