

FOR REEL SEE DOC # 254163

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Citizens Federal Savings and Loan Association of Hammond
PIONEER NATL TITLE INS. CO.
M O R T G A G E

THIS INSTRUMENT WITNESSETH That Sam G. Taylor and Dimple J. Taylor, husband and wife
of Lake County, Indiana, hereinafter referred to as
"Mortgagee," MORTGAGE AND WARRANT to the CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, in Hammond, Lake County,
Indiana, a corporation organized and existing under the laws of the United States, hereinafter referred to as "Mortgagee," the following described
real estate in Lake County, Indiana to wit:

The East 21 1/2 feet of Lot 1 and all of Lots 2, 3, and 4, in Block
21 in Towle and Avery's Addition to the City of Hammond, as per
plat thereof, recorded in Plat Book 1 page 104, in the Office of
the Recorder of Lake County, Indiana.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MAY 22 1 14 PM '69
ANDREW J. KOENKO
RECORDER

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TOGETHER with the buildings and improvements now or hereafter erected thereon, including all heating, air-conditioning, plumbing, gas and electric fixtures or appliances, now in or which hereafter may be placed in any building, now or hereafter upon said property; together with the rents, issues and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee.

This mortgage is given to secure the performance of the provisions hereof and the payment of a certain obligation evidenced by a promissory note of even date herewith for the principal sum of Nineteen Thousand Seven Hundred and no/100 Dollars \$ 19,700.00 (15) years after due date of first payment, with interest thereon as provided in said note, said principal and interest being payable at the office of the Mortgagee in the City of Hammond, Indiana, in regular monthly installments of One Hundred Eighty Two and 63/100 Dollars (\$ 182.63) each, due on the first day of each calendar month hereafter, all of which indebtedness the Mortgages severally promise and agree to pay to the order of the Mortgagee, all without relief from valuation and appraisal laws and with attorneys' fees.

This mortgage also secures the payment of any additional loans made by the Mortgagee at its option to the Mortgages from this date, and all instruments evidencing the same.

The Mortgages do hereby further covenant and agree as follows:

1. To keep the improvements now existing or hereafter erected on said mortgaged premises constantly insured against loss or damage by fire, windstorm, and such other causes as the Mortgagee may require, in companies acceptable to the Mortgagee, in a sum equal at all times to the total indebtedness secured hereby, and to deliver to the mortgagee the policies of insurance and all renewals thereof, in such form as the Mortgagee may require, with a mortgage clause satisfactory to it, and to pay all taxes, special assessments, cost of repairs, and any and all expenses incident to the ownership of the mortgaged property when due, and to exhibit upon demand, at the office of the Mortgagee, all receipts for said taxes and assessments. The Mortgagee may in case of failure of the Mortgages so to do, pay any tax or assessment, procure insurance, discharge any claim, lien or incumbrance, make any repairs necessary to preserve the security intended to be given by this mortgage, and may obtain such abstracts of title (or policies of title insurance) covering said real estate as in the judgment of the Mortgagee may be required. All sums so paid shall become immediately due to the Mortgagee, shall be added to and become a part of the indebtedness secured hereby, and shall bear interest at the rate of eight per cent (8%) per annum until paid.

2. To exercise due diligence in the operation, management, and occupation of said real estate and the improvements thereon, and not to commit waste or allow the same to be committed on said premises, and to keep said real estate and the improvements thereon in their present condition and repair, normal and ordinary depreciation alone excepted, and not to commit or permit to be committed on said premises any illegal or immoral acts.

3. Upon default in the payment of said note, or in the performance of any of the covenants and agreements herein contained, or upon the institution of any legal proceeding to enforce a mortgage or other lien upon the mortgaged property, or if a petition in bankruptcy shall be filed by or against the Mortgages or if the Mortgages shall in any way be adjudged insolvent or shall make an assignment for the benefit of creditors, or if there exist any lien or incumbrance on the mortgaged real estate superior to the lien of this mortgage, or if said mortgaged property shall be levied upon by virtue of any execution, attachment or other writ, or shall come into the possession of or be ordered sold by the officer of any court, or if the Mortgages shall abandon the mortgaged property, then the entire indebtedness secured hereby shall, at the option of the Mortgagee, become and be immediately due and payable, without notice or demand, and thereupon the Mortgagee shall be entitled to the immediate possession of said mortgaged property and the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings, and shall also be entitled to collect said indebtedness, to foreclose this mortgage and to enforce any of its rights hereunder, by proper legal or equitable proceedings. It is understood and agreed that the Mortgages shall pay all costs and attorney's fees incurred or paid by the Mortgagee in any suit in which it may be plaintiff or defendant by reason of being a party to this mortgage. In any suit or proceeding to foreclose this mortgage, or to enforce or protect the Mortgagee's rights hereunder, the Mortgagee in addition to any other remedy, and regardless of the value of the mortgaged property or the solvency or insolvency of the Mortgages, shall be entitled to the appointment of a receiver, without notice, to take possession of and protect said property and collect the rents and income, and apply the same as provided by law. In case of a foreclosure of this mortgage, the abstracts of title, all pre-paid insurance and title policies shall be the absolute property of the Mortgagee.

4. The Mortgagee at its option may extend the time for the payment of said indebtedness, or reduce the payment thereon, or accept a renewed note or notes therefor, without the consent of any junior lien holder, and without the consent of the Mortgages if the Mortgages have parted with the title of said property, and any such extension, reduction or renewal shall not release the Mortgages or any endorser or guarantor from liability for such indebtedness, or affect the priority of this mortgage over any junior lien, or impair the security hereof in any manner whatsoever.

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5. The Mortgages, unless specifically excused from so doing by the Mortgagee, shall pay with and in addition to the regular monthly payment required hereunder, a sum equivalent to one-twelfth (1/12) of the estimated annual amount of the taxes, insurance premium, assessments of all kinds and character that may be assessed against the real estate herein described, said estimated amount of such taxes, insurance premiums, or payments, to be determined by the Mortgagee. Mortgagee shall exercise ordinary care in paying taxes, assessments, and insurance premiums and having exercised such care, shall not be liable for any of such payments erroneously made. In no event shall Mortgagee be required to determine the validity or correctness of any tax or assessment levied against the mortgaged premises.

6. Not to sell or permit without the written consent of the mortgagee (a) Any use of said property for a purpose other than that for which the same is now used or (b) Any alterations, additions to, demolition or removal of any of the improvements, apparatus, fixtures or equipment now or hereafter upon said property.

7. All rights and obligations hereunder shall extend to and be binding upon the several heirs, executors, administrators, successors and assigns of the parties hereto.

8. In the event this mortgage is made and executed by only one person, the word "Mortgagee" as used in this instrument shall be held to mean "Mortgagor," and the terms and provisions hereof shall be construed accordingly.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals, this 19th day of May 1969



Sam G. Taylor
Sam G. Taylor

Dimple J. Taylor (SEAL)
Dimple J. Taylor (SEAL)

STATE OF INDIANA
COUNTY OF LAKE } ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 19th day of May 1969, personally appeared the above named Sam G. Taylor and Dimple J. Taylor, husband and wife

and acknowledged the execution of the annexed mortgage.

Witness my hand and Notarial Seal, My commission expires 4-28-70

Harold L. Brumm
Harold L. Brumm
NOTARY PUBLIC

