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SGOIGGREAL ESTATE MORTGAGE

42475

This indenture witnesseth that

Document is

PIONEER NAT'L TITLE INS. CO.

59 MUENICH CT.

HAMMOND, INDIANA

DEMAREETS 1:0 LOUIALIBURNI IN RELIE INCOPER COPPORTATION

the Lake County Recorder!

LAKE COUNTY, INDIANA

s MORTGAGOR,

Mortgages and warrants to

WALTER SCHWEITZER and ANNA K. SCHWEITZER, Husband and Wife

LAKE COUNTY,

Indiana, as MORTGAGEE,

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

ot

LAKE

County

The North 100 feet of the South 492 feet of that part of the South 120 acres of the Southeast 1/4 of Section 1, Township 35 North, Range 10 West of the 2nd P.M., in Lake County, Indiana, lying West of the West right of way line of C. I. & L. Railroad Co., situated in the Town of Dyer, in Lake County, Indiana.

DEC 19 10 25 AH '63
AMBREW J. MIDEHKO
RECORDER

as well as the rents, profits and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

A To secure the payment, when the same shall become due, of the following indebtedness of even date herewith: Promissory note from mortgagor to mortgagees in the amount of \$7,253.16 payable in monthly in monthly installments of \$140.00 including principal & interest beginning on January I, 1970 & payable on the first of each month thereafter until such amount with interest is paid in full with full payment due no later than December 31, 1974.

with interest at the rate of 6 per cent per annum computed annually during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of eight per cent per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisement Laws, and with attorney's fees;

B. Also securing one renewal or extension of such indebtedness;

C. Also securing all future advances to the full amount of this mortgage;

D Also securing all indebtedness or liabilities incurred by the holder hereof for the protection of this security or

for the collection of this mortgage.

Morigagor jurther covenants and agrees as follows:

Leguisment attached to or used in connection with the fixtures on said premises, now or hereafter erected thereon; and all equisment attached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or Lamage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee in a jurther security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss parable to hiorigagee in join satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the existence of said indebtedness or any portion thereof.

MAIL 101

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- 2. To exercise due diligence in the operation, management and occupation of said real estate and the improvements thereon and not to remove or suffer to be removed any fixtures and/or appliance, now or hereafter placed on said premises; and to keep said real estate and improvements thereon in their present condition and repair, normal and ordinary depreciation excepted; Mortgagor shall not do or suffer to be done any acts which will impair the security of this mortgage nor any illegal or immoral acts on said premises; and Mortgagee shall have the right to inspect said premises at all reasonable times.
- 3. The holder of this obligation may renew the same or extend the time of payment of the indebtedness or any part thereof or reduce the payments thereon, and any such renewal, extension or reduction shall not release any maker, endorser, or guaranter from any liability on said obligation.
- 4. No sale of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shall operate to release, discharge or modify in any manner the effect of the original liability of the Mortgagor; and any extension of time on this mortgage by Mortgagee or his assigns, without the consent of the holder of any junior lien or encumbrance, shall not operate to cause a loss of the priority of this mortgage over such junior lien. Mortgagee shall be subrogated to any lien or claim paid by moneys advanced and hereby secured.
- 5. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee.
- 6. It is agreed that time is the essence of this agreement and that, in case of default in the payment of any installment when the same shall become due and payable, the holder of the note and mortgage may, at his option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any junior lien or encumbrance against said real estate, then the Mortgagee herein may immediately declare this mortgage due and payable and institute such proceedings as may be necessary to protect his interest. The lien of this mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter attached to or used in connection with said premises.
- 7. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgagee is expressly authorized to cause a continuation of the abstract of title at the expense of Mortgagor to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the abstract of title to the said real estate, together with interest thereon at the rate of eight per cent per annum, shall become part of the debt secured by this mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Mortgagee.
- 8. In the event of such foreclosure, the Mortgagee, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real estate, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the court for the benefit of the Mortgagee pending foreclosure proceedings. Said receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due.
- 9. All terms of this mortgage shall be binding on each and all successors in ownership of said real estate, as well as upon all heirs, executors, administrators of Mortgagor or successors in ownership.
 - 10. Additional Covenants:

This mortgage is second and junior to the mortgage for \$24,000.00 from Walter Schweitzer and Anna K. Schweitzer, Husband & Wife, to the Calumet National Bank of Hammond recorded October 20, 1964 in Mortgage Record 1530 page 472.

Mortgagor is given 30 days to cure any default.

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State of Indiana,	Lake	County, ss:	Dated this 2 day of December 9 69
Before me, the undersigned	-		DEMAREE'S COLONIAL FURNITURE, INC.
personally appeared:	day of De	ecember 1969	By: William Demares, President
Demaree's Colo	nial Furi	niture, Inc.	Attest: Darlen A Dinerec, Ligini
by William Der Darlene R. Der	maree, Pre	esident and	Darlene R. Demaree / Secretary
			Seal
autuing.			
And acknowledged the exe	cution of the fo	regoing mortgage. In wit	Seal
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and the state of t	12		
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This instrument was prepared by William J. Moran, Attylat Law, 53 Muenich Court, Hammond Moran, Attylat Law, 54 Muenich Court, Hammond Moran, Attylat Law, 54 Muenich Moran, Attylat Law, 54 Muenic