

FOR REL SEE DOC #308632
476831

Policy 275831

Bank of Indiana

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REAL ESTATE MORTGAGE

STOP

This Indenture Witnesseth, that **BANK OF INDIANA, NATIONAL ASSOCIATION,** as Trustee, U/A # 5603 dated November 1, 1967 and not the Bank of Indiana, National Association, individually,

of Lake County, State of Indiana, together one or more herein called Mortgagor, mortgage and warrant to **BANK OF INDIANA, NATIONAL ASSOCIATION,** a national banking association, hereafter called the Mortgagee, the following described real estate in Lake County, State of Indiana, to-wit:

Lots 35 to 40 both inclusive, Block "E", and the West one half vacated alley adjacent to said Lot 40, Dunes Highway Realty Company's 2nd Sub-division in the City of Gary, as shown in Plat Book 20, page 11 in Lake County, Indiana.

ie Attached hereto relating to liability of N. A. is made a part hereof.

In assignment of this as done 4/7632

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THIS INSTRUMENT is executed by the undersigned Trustee, not personally but solely as Trustee under the terms of that certain agreement dated the 1st day of November, A.D., 19 67, creating Trust No. 5603; and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings, representations and agreements herein made are made and intended, not as personal covenants, undertakings, representations and agreements of the Trustee, individually, or for the purpose of binding it personally, but this instrument is executed and delivered by the BANK OF INDIANA, NATIONAL ASSOCIATION, as Trustee, solely in the exercise of the powers conferred upon it as such Trustee under said agreement and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against the BANK OF INDIANA, NATIONAL ASSOCIATION, on account hereof, or on account of any covenant, undertaking, representation, warranty or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
FEB 3 1 12 PM '70
ANDREW J. MICENKO
RECORDER

Exculpation Clause
Bank of Indiana

together with the hereditaments and appurtenances thereto appertaining, and together with all improvements and buildings now or hereafter erected or placed on said land, and together with all easements, rights, and privileges appertaining to said land, and together with all fixtures of every nature which are now or hereafter may be attached to or used in connection with said land, buildings, or improvements, including but not by way of limitation all heating, plumbing, and electrical fixtures, heat regulators, hot water heaters, oil burners, stokers, furnaces, air-conditioning apparatus, window shades, awnings, storm and screen sashes and doors.

To secure the payment of the principal sum of Forty Two Thousand and no/100

\$42,000.00 Dollars,

and interest, evidenced by Mortgagor's one promissory note, dated January 30, 1970, in said principal amount, payable according to its terms at the office of BANK OF INDIANA, NATIONAL ASSOCIATION, in Gary, Indiana or at such other place as the legal holder thereof may from time to time direct, with final installment payable on the 1st day of February, 1980, and likewise to secure the performance by Mortgagor of all Mortgagor's covenants, agreements, promises, payments, and conditions herein set forth.

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The Mortgagor for himself, his heirs, executors, administrators, successors, and assigns covenants and agrees with said Mortgagee, its successors and assigns as follows:

1. Mortgagor agrees to deliver to the Mortgagee a satisfactory title insurance policy or abstract of title.
2. Mortgagor agrees to suffer or permit no liens of mechanics or materialmen to attach to said premises; and to comply with all laws, ordinances, and rulings of any governmental agency relating to said premises.
3. That until all sums secured hereby are paid in full, Mortgagor will keep the buildings and fixtures constantly insured against loss by fire and such other hazards and contingencies as Mortgagee may require from time to time. The policies of such insurance shall be deposited with the Mortgagee, and shall contain satisfactory mortgage clause making such policies payable to the Mortgagee in case of loss, and shall otherwise be in such form and amounts and issued by companies acceptable to the Mortgagee. If the Mortgagor shall carry more insurance than is required by the Mortgagee, such insurance shall be made payable to the Mortgagee as above specified, and the policies of such additional insurance shall likewise be deposited with the Mortgagee. The Mortgagee may collect the proceeds of any insurance which may become due, and at its option, after deducting the expenses of such collection, may apply the balance to one or both of the following: (a) to a partial or total restoration of the buildings; (b) to the payment of principal whether then matured or not in the inverse order of its maturity.
4. That the Mortgagor will pay all taxes, assessments, and charges which are or may be levied against the premises or any part thereof before the same become delinquent, and shall deliver to the Mortgagee satisfactory evidence of such payment. In addition the Mortgagor will pay all taxes which may be levied upon the Mortgagee's interest in the said real estate and improvements, and which may be levied upon this mortgage or the indebtedness secured thereby (but only to the extent that such is not prohibited by law and only to the extent that such will not make this loan usurious), but excluding any income tax, State or Federal, imposed upon the Mortgagee. Upon violation of this undertaking or the passage after the date of this instrument of a law in the State of Indiana, imposing payment of the whole or any portion of the taxes aforesaid upon the Mortgagee, or changing in any way the laws now in force for the taxation of mortgages or debts secured thereby for State or local purposes, then and in such event the debt hereby secured without any deduction shall at the option of the Mortgagee become immediately due and payable, notwithstanding anything contained in this mortgage or in any law hereafter enacted.
5. If requested by the Mortgagee, the Mortgagor, together with and in addition to the monthly or other periodical payments of principal and interest required under the terms of the note secured hereby, will deposit with the Mortgagee proportionate installments of a sum sufficient to place funds in the hands of the Mortgagee with which to pay taxes, assessments, and charges levied against the premises as the same shall become due, and to pay renewal premiums on fire and other hazard insurance, which sums so deposited shall be held by the Mortgagee and shall be so applied to the payment of taxes, assessments, charges, and insurance premiums. If at any time the funds so held by the Mortgagee are insufficient to pay any such taxes, assessments, charges, or insurance premiums when the same shall become due and payable, the Mortgagor shall immediately upon notice deposit with the Mortgagee the amount of such deficiency. In the event of any of the provisions of the mortgage, the Mortgagee may at its option apply any money held by it for the payment of taxes, assessments, charges, or insurance premiums on any of the mortgage obligations, and in such order and manner as it may elect.
6. That until all sums hereunder are fully paid the Mortgagor will keep the premises in as good condition and repair as they now are; will not sell, mortgage, sever, or remove any fixtures or appliances on, in, or about the buildings; will not procure or permit the removal, demolition, or material alteration of any buildings now on the land without the consent of the Mortgagee; will not permit or commit any waste on the premises; and will permit the Mortgagee or its agent at all reasonable times to enter, pass through, or over the premises for the purpose of inspecting the same to ascertain whether compliance is being made of the conditions and provisions hereof.
7. The Mortgagee at its option may make any payment necessary to remove or extinguish any outstanding title, lien, or encumbrance on the premises, and may pay any unpaid taxes or assessments charged against the property, before or after delinquency, with penalties, interest, and costs, and may insure said property and pay for such insurance if default be made in the covenants to insure; and any sum or sums so paid shall become a lien upon the above described property and shall be secured by this mortgage and may be recovered with interest at the rate of eight percent (8%) per annum.
8. The Mortgagee without notice may release any part of the security described herein or any person liable for the indebtedness secured hereby without in any way affecting the lien hereof upon any part of the security not expressly released, and may agree with any party obligated on said indebtedness or having any interest in the security described herein to extend the time of payment of any part or all of the indebtedness secured hereby. Such agreement shall not in any way release or impair the lien hereof but shall extend the lien hereof as against the title of all parties having any interest in said security, which interest is subject to said lien.
9. That the Mortgagor will, on demand, reimburse Mortgagee for any expense, including Attorney's fees, incurred in connection with any suit or proceedings to which the Mortgagee may be made a party by reason of this mortgage; and the sum of such expense shall become a part of the debt secured hereby and shall bear interest at the rate of eight percent (8%) per annum.

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10. That the making of any payment by the Mortgagee for any of the purposes herein permitted shall in no event be construed as a waiver of any breach of covenant committed. Failure of the Mortgagee to declare the entire indebtedness due on breach of any covenant shall not bar or abridge Mortgagee's right to exercise such option at any time thereafter or on any subsequent default.

11. That if the principal or interest on the note herein described or any part of the indebtedness secured by this mortgage or interest thereon, is not paid when due, or if default is made in the full and prompt performance of any covenant or agreement herein contained, or if any proceedings be instituted which might result to the detriment of the use and enjoyment of the said property, or if the Mortgagee shall make an assignment for the benefit of his creditors, or if a receiver be appointed for the Mortgagor or his property, or if the Mortgagor files any petition or institutes any proceedings under the National Bankruptcy Act, then on the happening of any one or more of such events, the whole indebtedness secured hereby shall at the option of the Mortgagee become immediately due and payable, all without any notice or demand whatsoever.

12. Mortgagor agrees that in event of foreclosure he will pay as a part of the mortgage debt a reasonable attorney fee for Mortgagee's attorney and also expenses of title search and abstracting necessary for such foreclosure, and that on suit being filed the court shall at once without notice appoint a receiver to take charge of the mortgaged property.

13. In addition to the note or obligation above mentioned, this mortgage is intended to secure any and all future loans or indebtedness owed or to be owed by the mortgagor to the mortgagee. The obligation of the mortgagee to make further or future advances or re-advances shall be optional with the mortgagee.

The covenants, agreements, and conditions hereof shall be binding upon the Mortgagor and the heirs, personal representatives, successors, and assigns of the Mortgagor, and shall inure to the benefit of the Mortgagee and its successors and assigns. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.



IN WITNESS WHEREOF, the Mortgagor has hereunto set his hand and seal this 30th day of January, A. D. 1970, BANK OF INDIANA, NATIONAL ASSOCIATION, as Trustee, U/A #5603, dated November 1, 1967, and not the bank of Indiana, N. A. individually.

By: T. J. Radigan, Vice/Pres. and Trust Officer

Attest: I. Todd, Trust Officer

STATE OF INDIANA }
COUNTY OF _____ } ss:

Before me, _____, a Notary Public in and for _____ County, Indiana, on this _____ day of _____, A. D., 19____, personally appeared _____ personally known to me, and known to me to be the person who _____ described in and who executed the foregoing mortgage, and acknowledged the same to be _____ voluntary act and deed for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public in and for _____ County, Indiana.

This Instrument prepared by: R. E. Kirscher (See reverse side for Notary)

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State of Indiana
County of Lake

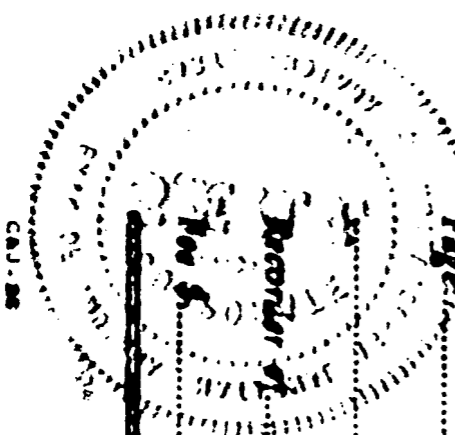
I, Marian F. Jones, a Notary Public in and for said County and State, do hereby certify that T. J. Radigan and I. Topp, personally known to me to be the Vice President and Trust Officer and Trust Officer respectively of the Bank of Indiana, National Association, are personally known by me to be the same persons whose names are subscribed to the foregoing instrument and appeared before me this 30th day of January 1970, in person, and severally acknowledged that as such said officers they signed and delivered the foregoing instrument and caused the corporate seal of BANK OF INDIANA, NATIONAL ASSOCIATION to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and deed and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.



WITNESS my hand and official seal
this 30th day of January, 1970



Marian F. Jones
Marian F. Jones
Notary Public



Recorder of Deeds
County, Indiana
Paid

Page _____
in Mortgage Record _____
at _____ o'clock _____ M. and recorded
the _____ day of _____ 19____
RECEIVED FOR RECORD

To Secure \$ _____
Payable at _____
Dued _____ 19____
Dued _____ 19____

To

FIRST MORTGAGE
ON REAL ESTATE

No. _____

MORTGAGE--INDIANA

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