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Ac A 385645-A 385698 Pdg  
11/24/58

Return to Bank of Indiana  
Mr. James C. Dept  
Trust Tower, Merrillville  
Ind.

REAL ESTATE MORTGAGE

589288

THIS INDENTURE WITNESSETH, that Master Jobbers Incorporated,  
an Indiana Corporation  
of Lake County, State of Indiana, whether one or more herein called  
Mortgagor, MORTGAGES AND WARRANTS TO Bank of Indiana, National Association  
with an office located at 1000 E. 80th Place, Merrillville, Indiana  
hereafter called the Mortgagee, the following described real estate in Lake  
County, State of Indiana, to-wit:

(See Legal Description attached)

Parcel 1:  
That part of the West half of Section 1, Township 37  
North, Range 10 West of the 2nd P.M., in Lake County,  
Indiana, more particularly described as follows:  
Beginning at a point on the South line of 112th  
Street distant 475 feet Eastwardly from the  
intersection of the South line of 112th Street and  
the Easterly line of the right of way line of  
the Indiana East-West Toll Road, thence Southwardly  
on a line parallel to the Easterly line of the  
right of way line of the Indiana East-West Toll  
Road a distance of 600.00 feet; thence Eastwardly  
along a line parallel to the Southerly line of  
112th Street a distance of 398.55 feet more or  
less to the Westerly line of Fifth Avenue as if  
extended; thence Northwardly along said Westerly  
line of Fifth Avenue a distance of 600.00 feet to  
the Southerly line of 112th Street, thence Westwardly  
along said Southerly line of 112th Street a distance  
of 395.5 feet more or less to the point of beginning.

Parcel 2:

CHICAGO TITLE INSURANCE COMPANY  
INDIANA DIVISION

STATE OF INDIANA  
LAKE COUNTY  
RECORDED

589288

Parcel 2:

A perpetual but non-exclusive easement for sanitary sewer and water lines to connect with the City of Hammond lines, said easement to be within premises particularly described as follows:

A strip of land 30 feet wide in the West half of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, in the City of Hammond, in Lake County, Indiana, the center line of said strip being described as follows:

Beginning at a point on the South line of 112th Street 460 feet Easterly of the East right of way line of the Indiana East-West Toll Road in said Section; thence South 0 degrees 38 minutes 31 seconds West and parallel to the East line of said Toll Road a distance of 624 feet, all in Lake County, Indiana, as created by Easement for Sewer and Water Lines dated October 10, 1957 and recorded October 31, 1957, in Miscellaneous Record 701, page 265, made by Charles C. Shedd, Alexander A. Nottmeyer and Edith A. Shedd, as Trustees as under a Trust Agreement dated December 1, 1927 to Republic Steel Corporation, a New Jersey corporation.

Parcel 3:

A perpetual but non-exclusive easement for sanitary sewer and water lines to connect with the City of Hammond lines, said easement to be within premises particularly described as follows:

A strip of land 30 feet wide in the West Half of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, in the City of Hammond, in Lake County, Indiana, the center line of said strip being described as follows:

Beginning at a point on the South line of 112th Street 460 feet Easterly of the East right of way line of the Indiana East-West Toll Road in said Section; thence South 0 degrees 38 minutes 31 seconds West and parallel to the East line of said Toll Road a distance of 624 feet, all in Lake County, Indiana, as created by Easement for Sewer and Water Lines dated November 6, 1957 and recorded November 13, 1957, in Miscellaneous Record 701, page 387, made by Charles C. Shedd, Alexander A. Nottmeyer and Edith W. Shedd, as Trustees as under a Trust Agreement dated December 1, 1927 to Republic Steel Corporation, a New Jersey corporation.

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COUNTY CLERK  
LAKE COUNTY, INDIANA

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together with all buildings, improvements, appurtenances, and fixtures attached, erected or used in connection with the real estate or hereafter acquired, attached, erected, appurtenant or used in connection with the real estate, and together with all rents, issues, income, profits, rights, privileges, interests, easements and hereditaments thereof.

This mortgage is given to secure the payment of Mortgagors Promissory Note payable to the Mortgagee dated June 26, 1980 in the amount of One Hundred Fifty Thousand and no/100 - - - - - (\$150,000.00)

with a final payment due and payable on \_\_\_\_\_ together with interest and any extensions or renewals thereof and likewise to secure the performance by the Mortgagor of all of Mortgagors covenants, agreements, promises, payments, and conditions contained in this mortgage, or the Note it secures, or any other instruments signed by the Mortgagor in conjunction with the indebtedness secured by this mortgage, and likewise to secure any and all future indebtedness of the Mortgagor to the Mortgagee, which indebtedness refers to this Real Estate Mortgage.

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

1. If there is a default in the payment of any indebtedness hereby secured or in the performance of any of the Mortgagor's covenants set forth in this mortgage or other instruments signed in conjunction with the indebtedness this mortgage secures, or if Mortgagor should abandon the aforesaid property, or if said real estate or any part thereof should be attached, levied upon or seized, or if the Mortgagor should become bankrupt or insolvent or make an assignment for the benefit of creditors, or if a receiver should be appointed for the Mortgagor, then the entire indebtedness aforesaid shall, at Mortgagee's option, become immediately due and payable, without notice or demand, and the real estate shall be subject to foreclosure of this mortgage, and the Mortgagee if it elects to foreclose the same shall become entitled to the immediate possession of the aforesaid property together with the rents, issues, income and profits therefrom and all amounts due are payable without relief from valuation or appraisal laws and Mortgagor will pay all costs and attorneys' fees incurred by Mortgagee in the enforcement of the terms of the abovementioned mortgage.

2. For the duration of any indebtedness hereby secured: (a) the Mortgagor will keep the aforesaid property in its present state of repair, normal wear and tear excepted; (b) Mortgagor will pay all taxes and assessments imposed on the said property and will otherwise take such action and exercise such forbearance as may be necessary in order that the said property shall not hereafter become subject to any lien or encumbrance superior to this Mortgage; (c) Mortgagor will procure and maintain insurance with insurance companies acceptable to Mortgagee, against damage to or destruction of the improvements included in said real estate by fire or windstorm or by any cause customarily included in the term "extended coverage", such insurance to be in a sum not at any time less than the value of such improvements or the total of the indebtedness then hereby secured plus all taxes, assessments and indebtedness then secured by any liens or encumbrances superior hereto on such real estate, whichever is smaller, and to be payable to the Mortgagee as its interest may appear; (d) Mortgagor will deliver the policy or a certificate evidencing said insurance to the Mortgagee and will allow Mortgagee possession of the same, and a Mortgagee may collect the proceeds of any insurance.

