

630334

EX-105

Return on Liberty Savings

Assoc., Whiting, Indiana

CM 104587-20

589465

Real Estate Mortgage

PIONEER NAT'L. TITLE INS. CO.

THIS INDENTURE WITNESSETH THAT WILLIAM A. WOOD AND ABBIE SUE WOOD,
HUSBAND AND WIFE

of LAKE County, Indiana, hereinafter referred to as "mortgagors," mortgage and warrant to the LIBERTY SAVINGS ASSOCIATION OF WHITING, an Indiana Corporation, having its principal office in the City of Whiting, Lake County, Indiana, hereinafter referred to as "mortgagee," the following described real estate in LAKE County, Indiana, to wit:

LOTS 12 AND 13, EXCEPTING THAT PART DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12; THENCE EAST ALONG THE SOUTH LINE OF LOTS 12 AND 13 124 FEET TO THE SOUTHEAST CORNER OF LOT 13; THENCE NORTH ALONG THE EAST LINE OF LOT 13 169.99 FEET; THENCE NORTHWESTERLY 55.15 FEET MORE OR LESS TO THE EAST LINE OF LOT 12 AT A POINT 189.99 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ON SAID EAST LINE TO A POINT 191 FEET NORTH OF SAID CORNER; THENCE NORTHWESTERLY 65.15 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 12 AT A POINT 209.5 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING, IN OAK LAWN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 66, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

together with all buildings, improvements, fixtures, or appurtenances now or hereafter erected thereon including all appliances, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation, or otherwise, and any other thing now or hereafter therein or thereon, the furnishing or which by letters to lessees is customary or appropriate, including screens, window shades, storm doors and windows, attached door coverings, screen doors, in-door beds, swings, stoves and water heaters, all of which are declared to be a part of said real estate, whether physically attached thereto or not, and all the rents, issues, income, and profits of said mortgaged premises, which are hereby assigned and set over to the mortgagee.

This mortgage is given to secure the performance of the provisions hereof and the payment of a certain note of even date herewith for the principal sum of NINE THOUSAND TWO HUNDRED AND NO/100 (\$ 9,200.00) Dollars executed by the mortgagors and payable to the order of the mortgagee, together with interest thereon as therein provided, which note is payable in SIXTY (60) regular monthly installments of TWO HUNDRED FOUR AND 66/100 (\$ 204.66) Dollars each, commencing on the first day of AUGUST 1980 and on the 1ST day of each succeeding month thereafter until the principal and interest are fully paid, except that the final installment, if not sooner paid, shall be due and payable on the 1ST day of JULY 1985 and shall be in cash sum as shall remain unpaid after the payment of the preceding installments, and payments shall be applied first to the interest and the balance to the principal until said indebtedness is paid in full and to secure any advances made by the mortgagee to the mortgagors or their successors in title for any purpose at any time before the release and cancellation of this mortgage; but at no time shall this mortgage secure advances on account of said original note plus such additional advances in a sum in excess of ONE THOUSAND AND NO/100 (\$ 1,000.00) Dollars plus any such advances necessary to protect the security and costs, all of which indebtedness the mortgagors promise to pay to the order of the mortgagee at its office in said City of Whiting, all without relief from valuation and appraisement laws and with attorney's fees.

Unless applicable law provides otherwise, all payments received by mortgagee hereunder shall be applied first in payment of amounts payable to mortgagee by mortgagors under paragraph 2 hereof, then to interest payable on the Note and on Additional Advances, if any, and then to the principal of the Note and to the principal of Additional Advances, if any.

The mortgagors further covenant and agree as follows:

- To keep the buildings and improvements now existing or hereafter erected or placed on said mortgaged premises constantly insured against loss or damage by fire, windstorm, extended coverage, and such other insurance 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 in such additional sum as the mortgagee may require, and to deliver to the mortgagee the policies of insurance and all renewals thereof in such form as the mortgagee may require, such policies to be made payable to the mortgagee as its interest may appear by a mortgage clause approved by it and to pay all taxes, special assessments, bills for repairs, and any and all expenses incident to the ownership of the mortgaged property when due, in order that no lien superior to that of the mortgagee may be created against the property during the term of this mortgage; and to exhibit upon demand at the office of the mortgagee all receipts for such taxes and assessments. The mortgagee may in case of the failure of the mortgagor as to do pay any tax or assessment, procure insurance, discharge any claim, lien, or encumbrance, or purchase any tax title or claim against the premises, make any repairs necessary to preserve the security intended to be given by this mortgage, and may obtain complete abstracts of title or title guarantee policies to said real estate, and such expenditures thereof as in the judgment of the mortgagee may be required at any time while any part of the debt hereby secured remains unpaid and all sums so paid shall be added to the unpaid balance of the loan as of the first day of the month in which such payments are made and become a part of the indebtedness secured hereby and shall bear interest until paid at the same rate as the principal indebtedness hereby secured. Premiums advanced by the Association on any life insurance held as additional collateral for the aforesaid loan also shall be added to and become a part of the indebtedness hereby secured and shall bear interest until paid at the same rate as the principal indebtedness hereby secured.
- Unless specifically caused by mortgagee, the mortgagors agree to pay to mortgagee on the day monthly installments of principal and interest are payable, and until their note is paid in full, a sum (herein "Funds") equal to 1/12th of the yearly taxes and/or assessments which may attach priority over this mortgage, plus 1/12th of yearly heard insurance premiums and mortgage insurance premiums, if any, all as reasonably estimated initially and from time to time by mortgagee on the basis of assessments and bills and reasonable estimates thereof. No interest shall be paid by mortgagors on such Funds. Mortgagee shall hold such funds without interest and shall apply the Funds to pay taxes, assessments and insurance premiums, but in no event shall mortgagors be required to determine the validity or correctness of any taxes, assessments or insurance premiums. Said Funds are pledged as additional security for mortgagors' indebtedness. If the amount of the Funds held shall not be sufficient, mortgagee agrees to pay the difference upon demand. Upon payment in full of all sums secured by this mortgage, any Funds held by mortgagee shall be returned to the mortgagors forthwith.

STATE OF INDIANA
LAKE COUNTY
REC'D
WILLIAM A. WOOD
RECORDED

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3. 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.

4. If all or any part of the mortgaged premises or an interest therein is sold or transferred by the mortgagors without mortgagee's prior written consent the mortgagee may, at mortgagee's option, declare all the sums secured by the mortgage to be immediately due and payable. If mortgagee exercises such option to accelerate, mortgagee shall mail to mortgagors at their last known address a notice of acceleration giving to the mortgagors 30 days from date such notice is mailed to pay the sums declared to be due. If mortgagor fails to pay such sums prior to the expiration of such period, mortgagee may, without further notice or demand, invade any remedies permitted to it under this mortgage.

5. Upon default in any payment provided for by any evidence of indebtedness secured hereby or in the event of a default by the mortgagors in the performance of any one or more of the covenants and agreements herein contained, or upon the institution of any legal proceedings to enforce a mortgage or other lien upon the mortgaged property, or if a petition in bankruptcy shall be filed by or against the mortgagors or if the mortgagors shall in any way be adjudged insolvent or shall make an assignment for the benefit of creditors, or if there shall exist any lien or encumbrance on the mortgaged premises 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 mortgagors 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 premises 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 mortgagors 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 of the solvency or insolvency of the mortgagors shall be entitled to the appointment of a receiver to take possession of and protect said property and collect the rents and income therefrom and apply the same as provided by law. In case of a foreclosure of this mortgage the abstracts of title or title guarantee policies shall become the absolute property of the mortgagee.

6. No failure on the part of the mortgagee to exercise any of its rights hereunder for defaults or breaches of covenants shall be construed to prejudice its rights in the event of any other or subsequent default or breach of covenant, and no delay upon the part of the mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and the mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

7. The mortgagee at its option may extend the time for the payment of said indebtedness or reduce the payments thereon, or accept a renewal note or notes therefor, without the consent of any junior lien holder and without the consent of the mortgagors if the mortgagors have parted with the title to said property; and any such extension, reduction, or renewal shall not release the mortgagors 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.

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

9. In the event this mortgage is made and executed by only one person, the word mortgagors as used in this instrument shall be held to mean "mortgagor" and the terms and provisions hereof shall be construed accordingly; and the singular shall include the plural and the masculine shall include the feminine and the neuter.

IN WITNESS WHEREOF, the mortgagors have hereunto set their hands and seals this 27TH day of JUNE 19 30

William A. Wood (SEAL) *Abbie Sue Wood* (SEAL)
WILLIAM A. WOOD (SEAL) ABBIE SUE WOOD (SEAL)

STATE OF INDIANA
COUNTY OF LAKE

Before me the undersigned, a Notary Public in and for said County and State this 27TH day of JUNE 19 30 personally appeared the within named mortgagors WILLIAM A. WOOD AND ABBIE SUE WOOD, HUSBAND AND WIFE and acknowledged the execution of the foregoing mortgage.

Witness my hand and Notarial seal.

Darlene Beerling
Notary Public DARLENE BEERLING
LAKE COUNTY RESIDENT

This instrument was prepared by MILAN J. KANSKY, EXECUTIVE VICE PRESIDENT

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