July 7, 1980

(ILD)

Bank of Indiana N. A. 1000 E. 80th Place Merrillville, IN 46410

590178

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, that Leo Arellano and Teresa Arellano

360 South Jay Street, Gary. Indiana 46403

of Lake County, State of Indiana, whether one or more herein called Mortgagor, MORTGAGES AND WARRANTS TO Bank of In diana, N.A. with an office located at 650 S. Lake Street, Gary, Indiana 46403 hereafter called the Mortgagee, the following described real estate in Isla County, State of Indiana, to-wit: Lot 1 and the East 15.82 feet of Lot 2, Block "C", Miller Dunes Addition to Gary, as shown in Plat Book 22, page: 51, in Lake County, Indiana.

together with all buildings, improvements, appurtenences, and fixtures argethed, erected or used in connection with the real estate or hereafter acquired, eftathed, erected, appurtenant or used in connection with the real estate, and together each all rents, issues, income, profits, rights, privileges, interests, essenting and hereditaments thereof.

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 appraisement 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. inst damage to or destruction of the improvements included in said real estate by fire or windstorm or by any cause customerily included in the term "extended coverage". such insurance to be in a sum not at any time 'ess than the value of such improvements or the total of the indebtedness then hereby .cured 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.

3. If the Mortgagor shall fail to make any payment or to obtain any insurance,
service or materials necessary for the performance of any of Mortgagor's covenants
above set forth, then the Mortgagee at its option may do so, and its expenditures
for any such purpose shall be added to and become part of the indebtedness hereby
secured. Any amount so-added shall, from the date of payment thereof by the Mortgages.
bear interest at the rate of interest set forth in the indebtedness.

- 4. The Mortgages at its option may extend the time for the payment of any indebtedness hereby secured, or reduce the payments thereon, or accept a note or renewal note therefor, or release any part of the security, or any person liable for the indebtedness, without consent of any junior lienholder, and without the consent of the Mortgager. No such extension, reduction, renewal or release shall effect the priority of this Mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgager to the Mortgages. No delay by the Mortgages in the exercise of any of its rights hereunder shall preclude the exercise thereof so long as the mortgage is in default hereunder and no failure of the Mortgages to exercise any of his rights because of one default shall preclude the exercise thereof for a subsequent default. The Mortgages may enforce any one or more of its rights or remedies hereunder successively or concurrently.
- 6. In the event this mortgage is subject to a mortgage set out in the paragraph above, or any other mortgage or encumbrance and that prior mortgage or encumbrance is in default or is foreclosed upon, or in the event Mortgagor without Mortgagees prior written consent sell or transfer any interest in this real estate them at the option of the Mortgagee this Mortgage and the Mote or Notes or indebtedness it secures shall become immediately due and payable in full and further that the Mortgagee may immediately foreclose this Mortgage, all without any notice or demand whatsoever.
- 7. 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.

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IN WITNESS WHEREOF this Mortgage has been day of June 19 80. Leo Areliano	Tyres Arallano
ACKNOWLEDGMENT BY INDIVIDUAL	L OR PARTNERSHIP MORTGAGOR
STATE OF INDIANA)) SS: COUNTY OF Lake)	Ç
Sefore me, Audrey J. Beard and State, on this lith day of June Lee Aralless & Torons Aralless Bushand & W.	, a Notary Pulic in and for said County , A.D., 19_80_, personally appeared
personally known to me, and known to me to in and who executed the foregoing mortgage (their) voluntary act and deed for the user WITHESS my hand and official seal	, and acknowledged the same to be (his)
This Instrument prepared by: Kathleen R.	Lake County Resident Mel ak

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