

July 7, 1980

(ILD)

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

 Y_{590179}

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, that Robert C. Hall and Judy 8. Hall, husband and wife, as tenants by entireties, 400 No. County Line Road, Hopart, Ind 46342

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 East 80th Place, Merrillville, Ind 46410 hereafter called the Mortgagee, the following described real estate in Lake County, State of Indiana, to-wit:

The South 150 feet of the :East 217.16 feet of the Northeast Quarter of Section 28, Township 36 North, Range? West of the 2nd P.M., in Lake County, Indiana.

AKA 400 North County Line Road, Hobert, Indiana 46342

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, essenants made hereditaments thereof.

This wortgage is given to secure the payment of Mortgagors Promiseory Note payable to the Mortgagee dated June 25, 1980 in the amount of MONINE THOUSAND TWO HUNDRED IMENTY EIGHT AND 00/100mm (\$ 9,228.00) with a final payment due and payable on July, 1, 1985. 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 Mortgages, which indebtedness refers to this Real Estate Mortgage.

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

- I. 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 saised, 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 rests, 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 Mortgagoe in the enforcement of the terms of the abovementioned mortgage.
- 2. For the duration of any indebtedness hereby secured: (a) the Mortzagor 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 bereafter become subject to any lies 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 customerily included in the term "extended coverage". such insurance to be in a sum not at any time less then the value of such improvements or the total of the indebtedness them hereby secured plus all tames, assessments and indebtedness them 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 Mortgages 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, beer interest at the rate of interest set forth in the indebtedness.
- 4. The Mortgagee 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 Mortgagor. 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 Mortgagee. No delay by the Mortgagee in the exercise of any of its rights hereunder shall preclude the exarcise thereof so long as the mortgage is in default hereunder and no failure of the Mortgagee to exercise any of his rights because of one default shall preclude the exercise thereof for a subsequent default. The Mortgagee may enforce any one or more of its rights or remedies hereunder successively or concurrently.
- 5. That the Real Estate mortgaged hereby is free, clear, and unencumbered except as to (a) real estate taxes not yet due, (b) usual easements, covenants and restrictions of record, (c) Real Estate Mortgage dated <u>January 25, 1973</u> from Mortgagor to <u>Bank of Indiana, N.A.</u>
 in the original amount of *Iwenty Seven Indusand Seven Hundred and 00/100**
 which mortgage is not in default and has an unpaid balance of S. 23,951.02.
 (d) Other Bank of Indiana, N.A., dated 12/7/79 in the orig. amt of \$42,495.50, with an unpaid balance of \$21,125.21
- 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 vithout Mortgagees prior written consent sell or transfer any interest in this real estate them at the option of the Mortgagee this Mortgage and the Note 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.

day of June , 19 8Q O. M. B. Nall	een executed by the Mortgagor on this 25th
Judy B. Hall	Robert C. Hall
ACKNOWLEDGMENT BY INDIV STATE OF INDIANA) SS: COUNTY OF Lake Before se Margaret A. Sauer and State on this 25ht day of June Robert C. Hail and Judy B. Hail	IDUAL OR PARTNERSHIP MORTGAGOR , a Notary Public in and for said County, A.D., 19 80 , personally appeared
personally known to me, and known to me in and who executed the foregoing mort; (their): voluntary act and deed for the WITMESS my hand and official seal	e to be the person(s) who (is) (are) described gage, and acknowledged the same to be (his) uses and purposes therein set forth.

Charles E. Vigiand, Vice Pres.

Resident of Lake County

This listrument prepared by: