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2592219

REAL ESTATE MORTGAGE

as well as the rents, profits and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

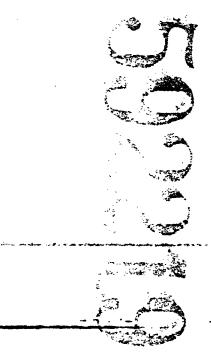
- B Also securing any renoved or extension of such indebtedness;
- C Also securing all future advances to the full amount of this mortgage;
- D Also recurring all indebtedness or liabilities incurved by the holder hereof for the protection of this recurring or for the collection of this mortgage.

Mortgagor agrees to pay to Mortgages, in addition to the requier payments, an amount in equal monthly installments which will cover future payments of taxes, insurance and assessments said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurance and assessments shall be paid by Mortgages so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any payments shall be credited to the principal.

Mortgagor | wither covenants and agrees as follows:

1. To keep all buildings, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment estached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss payable to Mortgages in form satisfactory to Mortgages to be delivered to possession of Mortgages to be held continuously through period of the existence of said indebtedness or any portion thereof.

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- 2. To exercise due diligence in the operation, management and occupation of said real estate and the improvements thereon and not to remove or suffer to be removed any fixtures and/or appliance, now or hereafter placed on said premises; and to keep said real estate and improvements thereon in their present condition and repair, normal and ordinary deprecise tion excepted; Mortgagor shall not do or suffer to be done any acts which will impair the security of this mortgage nor any illegal or immoral acts on said premises; and Mortgagee shall have the right to inspect said premises as all reasonable times.
- 3. The holder of this obligation may renew the same or extend the time of payment of the indebtedness or any part thereof or reduce the payments thereon; and any such renewal, extension or reduction shall not release any makes, endorser, or guesenter from any liability on said obligation.
- 4. No sels of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shell operate to release, discharge or modify in any manner the effect of the original liability of the Mortgages; and any extension of time on this mortgage by Mortgages or his assigns, without the consent of the holder of any junior lien or encumbrance, shell not operate to cause a last of the priority of this mortgage over such junior lien. Mortgages shell be subregated to any lien or claim paid by moneys advanced and hareby secured.
- 3. In case any part of the premites is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises se appropriated shall be paid to this Mortgages.
- 6. It is agreed that time is the essence of this agreement and that, in case of default in the payment of any installment when the same shall become due and payable, the holder of the note and martgage may, at his option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a valuer of right to exercise the same at a later data. In the event any proceedings shall be instituted on any junior lies or encumbrance against said real estate, then the Martgages have may immediately declare this martgage due and psyable and institute such proceedings as may be necessary to protest his interest. The lies of this martgage shall include all heating, plumbing and lighting or other fixures now or have given attached to or used in connection with said promises.
- 7. In case of delinquency or default in any payment required in this mortgage and the institution of fereclasers proceedings therewater, Mortgages is expressly authorized to cause a continuation of the abstract of title at the expanse of Mortgagor to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the abstract of title to the said real estate, together with interest thereon at the rate of eight per cent per annum, shall become part of the dabt secured by this mortgage and collectable as such; and in case of foreclasure and purchase of said real estate pursuant to said foreclasure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Mortgages.
- 8. In the event of such forestenses, the Mortgeges, or his exigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real exets, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the court for the benefit of the Mortgeges pending foreclasure proceedings. Said receiver may be appointed irrespective of the value of the mortgeged property or its adequary to secure or discharge the indubtedness due or to become due.
- 9. All terms of this mertgege shell be binding on each end ell excessors in consensity of said real estate, as well as upon all hairs, exerusors, administrators of Mortgegor or rescessors in conservity.
- 10. Additional Comments: This real estate mortgage is given to secure the payment of a certain promissory note of even date herewith in which the Mortgagor has promissed to pay to the order of the Mortgagee the sum of Nine (\$9,000.00) Thousand Dollars of which Fifty-eight (\$5,800.00) Hundred Dollars of the Nine (\$9,000.00) Thousand Dollars shall bear interest at the rate of eight (8%) percent per annu, said installment payments being due as set forth in said note.

	~	2nd	april 80
State of Indiana,	County, see	Deres this tiday	1979
Before me, the underrighed, a Notery Public and State, this 15th day of Octopromally appeared: RALPH H. HANJOYCE E. HANSEN, bis wife -	ober 1979 (SEN, JR. and	Jaki Kalus	MM & Seed
		Jugue 1400	Seed.
And astronomicaged the execution of the foreg	me and efficed my of-		Seed
prialifel Macamainina espirer P.B. Canalia	Notary Public		See
The learning majores of Y.B. Canalla,	18511 Torrence	Ave., Lansing, IL	0438

Peter 3. Canalia, 18511 Torrence Avenue, Lansing, IL 60438