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FEB. 18, 1981

RETURN TO:

BANK OF INDIANA, N.A. P.O. BOX 8030

MERRILLVILLE, IND 46410

618419

REAL ESTATE MORTGAGE

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Lot nine (9), Block two (2), Standard Addition, to the City of Whiting, Indiana, as shown in Plat Book 6, page 29, in Lake County, Indiana. a/k/a 1833 New York Avenue, Whiting, Indiana

WILLIAM BELSKI

together with all buildings, improvements, appurtenances, and fixtures attached, arected 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, essements 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 accorneys! 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 scate 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 formearance 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.

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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 way 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 Mortg	
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 Mortgagor. No such extension, reduction, renewal or release shall effect the priority of this Mortgage or impair the security hereof in any mann whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to the Mortgagee. No delay by the Mortgagee 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 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 essements, covenants and restrictions of record, (c) Real Estate Mortgage dated None from Mortgagor to in the original amount of which mortgage is not in default and has an unpaid balance of \$. None (d) Other
- 6. In the event this mortgage is subject to a mortgage set out in the paragraph above, or any other cortgage 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 then 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

iorectose this mortgage, all without any	notice of demand whatsoaver.
7. The covenants, agreements, and commontages and the heirs, personal representational mortgagor, and shall inure to the benefit essigns. Whenever used, the singular number the singular, and the use of any gender singular.	of the Mortgagee and its successors and ber shall include the plural, the plural
IN WITNESS WHEREOF this Mortgage has been day of, 19, 19, 19	
	(Pats) R. Johnson)
ACKNOWLEDGMENT BY INDIVIDU	AL OR PARTNERSHIP MORTGAGOR
STATE OF INDIANA)	
) S S:	
COUNTY OF Lake-	
Before me. Marcella D. Bazarko	, a Notary Public in and for said County
and State, on this 3rd day of February	
(Patsy R. Johnson)	
personally known to me, and known to me to	o be the person(s) who (is) (are) describeds
in and who executed the foregoing mortgage (their) voluntary act and deed for the use WITNESS my hand and official seal	es and purposes therein set forth.
My commission expires:	
February 2. 1982	marcella Danielo
Resident of Lake County	Marcella D. Bazarko

This Instrument prepared by: Elizabeth Herakovich - Asst. Vice President Sank or Indiana, N.A.

Whiting Office