APRIL 14, 1981

REBURN TO: BANK OF INDIANA, N.A.
P.O. BOX 8030
MERRILLVILLE, IND 46410

625144

REAL ESTATE MORTGAGE
0115212 -9

Lot 83, Beverly Fifth Addition, in the City of Hammond, as shown in Plat Book 29, page 8, in Lake County, Indiana. 25 a/k/a 7937 White Oak Avenue, Hammond, Indiana 46324.

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, ensements and hereditaments thereof.

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

- 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 year 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. 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 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 Mortgages and will allow Mortgages possession of the same, and a Mortgages 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 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, 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 remewal note therefor, or release any part of the security, or any person liable for the indebtedness, without consent of any junior lianholder, 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 Mortgages 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 remadies 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 easem	ents, covenants
and restrictions of record, (c) Real Estate Mortgage dated Febru	18TY 9 1960
from Mortgagor to First National Bank of East Chicago, Indiana	
in the original amount of Thirreen Thousand Five Hundred and 00	(100 ths
which mortgage is not in default and has an unpaid balance of \$	
(d) Other	None
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- 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 Mortgages prior written consent sell or transfer any interest in this real estate them at the option of the Mortgages this Mortgage and the Note or Notes or indebtedness it secures shall become immediately due and payable in full and further that the Mortgages 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 ex	secuted by the Mortgagor on this 23rd
day of March 1981.	Telen Drun fax
ACKNOWLEDGMENT BY INDIVIDUAL	OR PARTNERSHIP MORTGAGOR
STATE OF INDIANA ) SS:	
COUNTY OF Lake	
Before me, Marcella D. Bezarko and State, on this 23rd day of March Joseph David Lax and Helen D. Lax	, a Notary Public in and for said County A.D., 1981, personally appeared to husband and wife
personally known to me, and known to me to be in and who executed the foregoing mortgage, (their) voluntary act and deed for the uses WITNESS my hand and official seal	and acknowledged the same to be (his)
My commission expires: February 2, 1982	marcha Bound
Resident of Lake County	Marcella D. Bazarko

This Instrument prepared by: Zlizabeth Herakovich - Asst. Vice President

Bank of Indiana, N.A.

Whiting Office