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CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

1st Natl Bk
Ct Pt
117 E Juliet St
Ct Pt, IN

REAL ESTATE MORTGAGE

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THIS INDENTURE WITNESSETH, That Timothy R. Sendak and Mary Margaret Sendak, husband and wife, as tenants by entireties, a one-half interest as tenants in common, Donald T. Baker, a one-half interest as a tenant in common
of Lake County, in the state of Indiana hereinafter called
the mortgagors, MORTGAGE AND WARRANT TO: THE FIRST NATIONAL BANK OF CROWN POINT,
a United States Corporation

of Lake County, Indiana, hereinafter called the mortgagor, the following described real estate in Lake County, Indiana, to-wit:

Commencing at the intersection of the North line of West Hack Court with the Boundary line between Lots 13 and 14, Luther's Subdivision of Lots 13 and 14 Original Town of Crown Point, as shown in Miscellaneous Record "A", page 88, in Lake County, Indiana, thence North following the West line of said Lot 14 a distance of 44 feet to the South line of alley extending East and West across said Lots 13 and 14, thence East along the South line of alley a distance of 120 feet to the West line of Main Street, thence South along the West line of Main Street a distance of 44 feet to the North line of said West Hack Court, thence West along the North line of West Hack Court, a distance of 120 feet to the place of beginning, in the City of Crown Point, Lake County, Indiana.

together with all of the rights, privileges, appurtenances and improvements thereto appertaining and belonging and together with the rents, issues and profits thereof.

TO SECURE THE PAYMENT when the same shall become due of any and all existing notes of the mortgagors, or either of them, and of all existing indebtedness and liabilities of the mortgagors, or either of them, in favor of the mortgagor and of any and all preliminary notes which are consensually herewith or may be hereafter during a period of (3) three years from this date executed by the mortgagors, or either of them, in favor of the mortgagor and to secure any and all other indebtedness and direct or contingent liabilities of the mortgagors, or either of them, consensually or hereafter incurred by the mortgagors, or either of them, in favor of the mortgagor, or acquired by the mortgagor against either or both of the mortgagors.

The mortgagors agree to advance by way of a loan, or loans, to the mortgagors, or either of them, during such (3) three year period such sum, or sums, of money as the mortgagors, or either of them, may request, upon such terms as to maturity and interest rate as the mortgagor shall fix and approve, provided such loans are in accordance with sound banking practice and existing laws and regulations of the United States of America governing thereon and qualify as sound investments for the mortgagor when requested and provided further that the total principal debt outstanding hereunder shall not exceed

\$ 37,000.00 at any one time.

Whenever requested, mortgagors agree to furnish mortgagor with a current, certified, accurate and complete financial statement.

It is covenanted and agreed that this mortgage shall be a continuing security for all such indebtedness and liabilities and for any ~~sums of~~ ^{sums of} money advanced hereunder may be made and new notes executed and this mortgage shall at all times secure the payment of any and all such advances and notes executed according to the terms hereof, ~~and with any other~~ ^{and with any other} mortgages, in the event the whole or any part of ~~the~~ ^{the} liability secured hereby is not paid or discharged ~~or is~~ ^{or is} the mortgagor breach or fail to promptly or faithfully perform any one of their shall, at the option of the mortgagor, and without notice, become immediately due and payable and, thereupon, this mortgage shall be immediately foreclosed for the collection of all notes, indebtedness and liabilities hereby secured.

The mortgagors agree to pay all reasonable attorney's fees and other expenses of the mortgagor for the collection of any indebtedness, liability or ~~note~~ ^{note} hereby secured or incurred by the mortgagor in protecting or enforcing the security of this mortgage, either with or without suit.

THE MORTGAGORS FURTHER EXPRESSLY AGREE AND COVENANT AS FOLLOWS:

- (1) To pay the notes, or notes, and the debts and liabilities secured hereby promptly as it or they become due, and to pay all interest and attorney's fees according to the terms of said notes, or notes;
- (2) To pay all taxes, assessments, and impositions levied and imposed upon the real estate above described and the improvements thereon as the same become due and payable and within ten (10) days after any of such taxes, assessments or impositions, or any installments thereof, shall be due and payable, to furnish and exhibit to the Cashier of the mortgagor valid receipts evidencing such payments and, failing so to do, the mortgagor may pay the same and the money so paid by the mortgagor shall become a part of the debt secured by and collectible under this mortgage;
- (3) To keep all buildings and improvements now on or hereafter erected upon said real estate and all equipment attached thereto insured against loss or damage by fire, lightning, windstorm, tornado, cyclone and flood and war damage in some reasonable insurance company satisfactory to the mortgagor and in no event less than the full debt from time to time secured by this mortgage, with proper and sufficient mortgage or loss payable clauses upon each of the policies of such insurance in form satisfactory to the mortgagor, payable to the mortgagor as its interests may appear under this mortgage and the notes, or notes, secured hereby, and to deliver to and leave in the possession of the mortgagor any and all such policies of insurance as issued, with receipts showing the payment of the full premiums, or premiums, on such policies, and, failing so to do, the mortgagor may procure and pay for such insurance and the amounts so paid shall become a part of the debt secured by and collectible under this mortgage;
- (4) That the abstract of title, or title policy, covering the real estate herein mortgaged shall be the absolute property of the mortgagor until the debt secured by this mortgage is paid in full and that at any time it sees fit, the mortgagor may procure and pay for a continuation, or continuations, of such abstract, or a later date title policy, or policies, and any abstract, or abstracts, so expended by the mortgagor for such purpose shall become a part of the debt secured by and collectible under this mortgage;

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(5) That the lien of this mortgage shall include all trees, shrubbery, equipment, appliances and fixtures now or hereafter located upon or attached to the real estate above described and that the mortgagors shall not in any way make any material alterations in the improvements now on or hereafter erected upon said real estate, or remove the whole or any part of such improvements or the aforesaid equipment, appliances, fixtures, trees or shrubbery without the written consent of the mortgagee;

(6) That the mortgagee may at its option pay the whole or any part of any lien upon said real estate, improvements, equipment, appliances or fixtures, whether such lien, or liens be prior and senior or subsequent and junior to the lien of this mortgage and that any amounts so paid by the mortgagee for any of such purposes shall become a part of the debt secured by and collectible under this mortgage;

(7) That the mortgagors shall not sell, mortgage, convey or dispose of any of the security covered by this mortgage without the written consent of the mortgagee;

(8) That, in the event the premises herein mortgaged or any part thereof are taken under the power of eminent domain, the entire award shall be paid to the mortgagee to apply upon any debt which may be secured by this mortgage and that any amounts paid under any insurance policy, or policies, for any loss or damage on or to the security hereby mortgaged shall be paid directly to the mortgagee and applied by the mortgagee first to the payment of the balance remaining unpaid on any note or debt secured by this mortgage, the balance, if any, to be paid to the mortgagors or their successors in interest, and that the mortgagee is hereby irrevocably authorized for and on behalf of the mortgagors or their successors to receive and receipt for any such monies under any insurance policy, or policies, covering loss or damage to the security herein mortgaged, and for any award for any of said real estate taken under right of eminent domain;

(9) That upon the filing of any complaint to foreclose this mortgage, the mortgagee shall be entitled to have a receiver appointed by the court to take possession of the security herein mortgaged and to collect the rents, issues and profits of and from said security and to hold the same, subject to the order of said court or the Judge thereof, for the benefit of the mortgagee; pending the final decree in such foreclosure proceeding or pending the sale of said security pursuant to such decree and such receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness secured by this mortgage;

(10) That the mortgagors will not suffer, permit or commit any waste or commit any act which would impair or depreciate the value of the security herein mortgaged, and that said mortgagors will keep the buildings, improvements, equipment, appliances and fixtures now located upon or hereafter erected or placed upon the above described real estate in a good condition and state of repair at all times;

(11) That, in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in any person, or persons, other than the mortgagors, the mortgagee may, without notice to the mortgagors, deal with such successor, or successors, in interest with reference to this mortgage and the debt hereby secured in the same manner as with the mortgagors, without in any way vitiating or discharging the mortgagors' liability hereunder, or upon the debt hereby secured, and the mortgagee may, in such event, extend the time for the payment of said indebtedness or the performance of any or all of the covenants hereof, or reduce the payments to be made upon such indebtedness, and any such extension, or reduction, shall not release the mortgagors from their liability under said note and this mortgage;

(12) To pay any and all mechanic's, laborer's, or materialman's liens, which may be or may become a lien upon the real estate herein described; also, to pay any prior liens or encumbrances which may at the time this mortgage is executed be a lien upon said premises, and to pay any and all outstanding claims touching the legal or equitable interest and title of the mortgagors in and to said premises;

(13) To pay, in case of the mortgagee's placing this mortgage and/or the note, or notes, hereby secured in the hands of an attorney for collection, or in case of any legal proceedings wherein the mortgagee herein should be required to defend or protect its rights, interest or lien under this mortgage and the debt secured hereby, all reasonable attorney's fees, expenses and costs incidental thereto, and upon failure of the mortgagors to pay the same, the mortgagee may do so and the same shall, thereupon, become and be a part of the debt secured by this mortgage; also, in case of the foreclosure of this mortgage, to pay reasonable attorney's fees for such foreclosure and services incidental thereto.

Upon the written request of the mortgagors made at any time when all notes, debts and liabilities hereby secured are paid in full, the mortgagee agrees to release this mortgage.

IN WITNESS WHEREOF, said mortgagors have hereunto set their hands and seals, this 26th day of May, 1981

Timothy R. Sendak Donald T. Baker Mary Margaret Sendak (REAL)
Timothy R. Sendak Donald T. Baker (SEAL) Mary Margaret Sendak

STATE OF INDIANA, COUNTY OF LAKE, SS:
Before me, the undersigned, a notary public in and for the aforesaid county and state this 26th day of May, 1981 personally appeared:

Timothy R. Sendak and Mary Margaret Sendak and Donald T. Baker
and acknowledge the execution of the foregoing mortgage.

WITNESS my hand and notarial seal:
3-19-84
My commission expires:
Janet B. Darnell Notary Public - Res. Lake Co.
Prepared by: W. C. Gill, Vice President.

REAL ESTATE MORTGAGE
FROM: _____ TO: _____
RECEIVED FOR RECORD
The _____ day of _____ A.D. 19____ at _____ M. and recorded in Mortgage Record _____ Page _____ Recorder of _____ County _____