

631971

3-392060

First National Bk of CP
117 East Joliet Street
Crown Point, IN

REAL ESTATE MORTGAGE

631971

CEDAR LAKE CONFERENCE ASSOCIATION

THIS INSTRUMENT WITNESSETH, That

of Lake County, in the state of Indiana hereinafter called

the mortgagors, MORTGAGE AND WARRANT TO: THE FIRST NATIONAL BANK OF CROWN POINT

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

(For legal description see two attached sheets)

JUN 9 1 28 PM '08
STATE OF INDIANA
COUNTY OF LAKE
FILED FOR RECORD
WILLIAM BIELSKI JR
RECORDER

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 all existing indebtedness and liabilities of the mortgagors, or either of them, in favor of the mortgagee and of any and all promissory notes which are concurrently herewith or may be hereafter during a period of 15 years from this date executed by the mortgagors, or either of them, in favor of the mortgagee and to secure any and all other indebtedness and direct or contingent liabilities of the mortgagors, or either of them, concurrently or hereafter incurred by the mortgagors, or either of them, in favor of the mortgagee, or acquired by the mortgagee against either or both of the mortgagors.

The mortgagee agrees to advance by way of a loan, or loans, to the mortgagors, or either of them, during such 15 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 mortgagee shall fix and approve, provided such loans are in accordance with sound banking practices and existing laws and regulations of the United States of America pertaining thereto and qualify as sound investments for the mortgagee when requested and provided further that the total principal debt outstanding hereunder shall not exceed

\$ 115,000.00

at any one time.

Whenever requested, mortgagors agree to furnish mortgagee 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 sum, or sums, advanced by the mortgagee as aforesaid, and it is expressly agreed that any note, or notes, executed hereunder may be paid in whole or in part and thereafter subsequent and further advances may be made and new notes executed and this mortgage shall at all times secure the payment of any and all of such advances and notes and any and all renewals and extensions thereof, and any and all additional notes executed according to the terms hereof, along with any and all other indebtedness and/or liability of the mortgagors, or either of them, to the mortgagee. In the event the whole or any part of any one of the notes secured hereby or any interest thereon is not paid at maturity or any indebtedness or liability secured hereby is not paid or discharged when due, or in the event the mortgagors breach or fail to promptly or faithfully perform any one of their covenants herein contained, then all notes and debts and liabilities hereby secured shall, at the option of the mortgagee, and without notice, become immediately due and payable and, thereupon, this mortgage may 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 mortgagee for the collection of any indebtedness, liabilities or notes hereby secured or incurred by the mortgagee in protecting or enforcing the security of this mortgage, either with or without suit.

THE MORTGAGORS FURTHER EXPRESSLY AGREE AND CONVEY 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 mortgagee valid receipts evidencing such payments and, failing so to do, the mortgagee may pay the same and the money so paid by the mortgagee 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 hail and war damage in some responsible insurance company satisfactory to the mortgagee 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 mortgagee and the here, or mortgagors as its interests may appear under this mortgage and the here, or notes, secured hereby, and to deliver to and leave in the possession of the mortgagee any and all such policies of insurance as issued, with receipts showing the payment of the full premium, or premiums, on such policies, and, failing so to do, the mortgagee 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 mortgagee until the debt secured by this mortgage is paid in full and that at any time it sees fit, the mortgagee may procure and pay for a continuation, or continuations, of such abstract, or a later date title policy, or policies, and any amount, or amounts, so expended by the mortgagee for such purpose shall become a part of the debt secured by and collectible under this mortgage;

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RECORDED

(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 orders 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 lessening 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 4th day of June 19 81

Marvin H. Peterson (SEAL) *Harry C. Beamer, Jr.* (SEAL)
Marvin H. Peterson, 1st Vice President Harry C. Beamer, Jr., Treasurer

STATE OF INDIANA, COUNTY OF LAKE, SS:
Before me, the undersigned, a notary public in and for the aforesaid county and state this 4th day of June 19 81 personally appeared

Marvin H. Peterson, 1st Vice Pres. and Harry C. Beamer, Jr., Treasurer of The Cedar Lake Conference Association and acknowledge the execution of the foregoing mortgage.

WITNESS my hand and notarial seal.
Ellen Adank
Ellen Adank Notary Public
10-1-83 My commission expires

REAL ESTATE MORTGAGE
FROM: _____ TO: _____
RECEIVED FOR RECORD
This _____ day of _____ A.D. 19 _____ at _____ o'clock _____ M and recorded in Mortgage Record _____ Page _____ Recorder of _____ County _____
Prepared by W. C. GIL, Vice President

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Tract No. 1. Part of the fractional North half of Section Twenty Seven (27) Township Thirty-four (34) North, Range Nine (9) West of the 2nd P.M., described as Commencing at the intersection of the West line of the right of way of the Louisville, New Albany and Chicago Railway with the North line of the South 82 acres of the said North half of Section 27, said line also being the South line of land owned by Margaret E. Meyers and John H. Meyers, on January 3rd, 1828; thence Northerly along the line of the Louisville, New Albany and Chicago Railway 40 rods, thence West 40 rods; thence Southerly 40 rods; thence East 40 rods along the boundary between the lands of said Meyers and John L. Dubreuil to the place of beginning.

Tract No. 2. Part of the said fractional Section 27, being a strip of land 100 feet wide bounded and described as Commencing on the Easterly line of the right of way of the Louisville, New Albany and Chicago Railway, at a point distant 121 feet Northerly from the center line of Bridge No. 259 of the said railway; thence Northerly along the line of the right of way of said railway 100 feet to a point, and thence extending Easterly between said points and at right angles with the said right of way 100 feet wide to Cedar Lake.

Tract No. 3. A strip of land 20 feet wide across the South 82 acres of the Northwest quarter of said fractional Section 27, the center line of which is described as Commencing at a point on the North line of the South 82 acres of the Northwest quarter of said Section 27, which is 290 feet West of the Westerly right of way line of the Chicago, Indianapolis & Louisville Railway Company, thence Southeasterly 104 feet to a point which is 296.6 feet West of the Westerly right of way line of the Chicago, Indianapolis & Louisville Railway Company.

Tract No. 4. Part of said fractional Section 27, described as Beginning at the intersection of the Easterly line of the right of way of the Chicago, Indianapolis and Louisville Railway Company, with the North line of the tract of land conveyed by Gilbert B. Shaw and wife, to Albert O. Beebe, Trustee, by deed which is recorded in the office of the Recorder of Lake County, Indiana, in Deed Record No. 83, on Page 128, and running thence Easterly on said line to the shore of Cedar Lake; thence Northerly along said shore to the North line of the South 82 acres of the Northwest quarter of said Section; thence West on said line to the said Easterly line of said right of way; thence Southerly on said right of way line to place of beginning.

Tract No. 5. Part of said fractional Section 27, described as Beginning at the Northwest corner of said tract of land conveyed by Gilbert B. Shaw and wife, to Albert O. Beebe, Trustee, and running thence Northeasterly on the North line of said tract of land 396.2 feet more or less to the Westerly line of the right of way of the Chicago, Indianapolis and Louisville Railway Company; thence Northerly on said Westerly right of way line 909 feet, more or less, to a point on a line which is parallel with and 100 feet South of the North line of the South 82 acres of the Northwest quarter of said Section; thence West on said parallel line 306.6 feet; thence Southerly along the Easterly line of that tract of land conveyed to Peter J. Hawkinson by deed recorded in the Recorder's Office of Lake County, Indiana, November 18th, 1898, in Book 87, pages 444 and 445, to a point which is 30 feet from the place of beginning; thence South 15 degrees 8 minutes East 30 feet to the place of beginning.

Tract No. 6. Part of said fractional Section 27, described as Beginning at a point in the center line of the main track of the Chicago, Indianapolis and Louisville Railway Company 701 feet Southeasterly from the point where said center line crosses the East and West center line of said Section 27, thence Westerly at right angles to said center line 80 feet, which is the place of beginning; thence South 63 degrees West 1,002 feet, thence Northerly 1,250 feet; thence North 63 degrees East 348 feet to a point 80 feet Westerly from and at right angles to the center line of the present main track of the Chicago, Indianapolis and Louisville Railway Company, as established by conveyance from Gilbert B. Shaw and Mary H. Shaw, his wife, to said Railway Company by

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Warranty Deed dated August 14, 1897 and recorded February 3, 1898, in Recorder's Office of Lake County, Indiana, in Book No. 83, Pages 377, 378 and 379; thence Southeasterly parallel to said center line of main tract 1,193 feet; more or less, to the place of beginning.

Tract No. 7. Part of the Northeast quarter of the Northwest quarter of Section 27, Township 34 North, Range 9 West of the 2nd P.M., described as Commencing at a point on the Easterly right of way line of what is now the Chicago, Indianapolis & Louisville Railroad (commonly called the Monon Railroad) and being formerly the Louisville, New Albany and Chicago Railway, as said right of way line is shown in deed recorded in Deed Record 36, page 426, of the Recorder's Office of Lake County, Indiana, at a point on said right of way line which is 264.3 feet Northwesterly from the South line of the Northeast quarter of the Northwest quarter of Section 27, Township 34 North, Range 9 West and from thence running Easterly at right angles to said right of way line 54.55 feet more or less, to the shore line of the waters of Cedar Lake and from thence running Northerly along the said shore line of Cedar Lake 130 feet, more or less, to a point Easterly of and at right angles to the said right of way line from a point thereon 125 feet Northerly along said right of way line from the place of beginning, thence running Westerly 72.60 feet, more or less, along the said line at right angles to said right of way from said 125 feet distance point Northerly along said right of way from the place of beginning (and being to a point 27.5 feet Easterly from said right of way line) and from thence running Southerly 126.5 feet to a point 8 feet at right angles from said right of way line and place of beginning, in Lake County, Indiana.