

Tom Greenberg, Atty
7725 Broadway, Suite G
Merr, In 46410

REAL ESTATE MORTGAGE

655330

This indenture witnesseth that Michael S. Levis and Bonnie Levis, husband and wife,

of 3405 West 121st Avenue, Crown Point, Indiana as MORTGAGOR,

Mortgages and warrants to Guy Ammerman and Matilda Ammerman, husband and wife,

of 3415 West 121st Avenue, Crown Point, Indiana, as MORTGAGEE,

the following real estate in Lake County State of Indiana, to wit:

The East 6 rods of the West 26 rods of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 8 West of the Second Principal Meridian, situated in Lake County, Indiana, and commonly known as 3415 West 121st Avenue, Crown Point, Indiana, with an approximate lot size of three acres, together with all the improvements and appurtenances thereon;

JAN 5 9 07 AM '82
WILLIAM BIELSKI JR
RECORDER
LAKE COUNTY INDIANA
FILED FOR RECORD

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:

A To secure the payment, when the same shall become due, of the following indebtedness of even date herewith: Mortgagor's Promissory Note for the principal sum of \$ 42,788.68, payable in monthly installments of \$400 plus accrued interest commencing February 1, 1982;

xxxxxx

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

xxxxxx

Mortgagor further covenants and agrees as follows:

1. To keep all buildings, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment attached 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 Mortgagee in form satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the existence of said indebtedness or any portion thereof.

Handwritten initials and date: TSG/5/82

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 depreciation 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 at 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 maker, endorser, or guarantor from any liability on said obligation.

4. No sale of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shall operate to release, discharge or modify in any manner the effect of the original liability of the Mortgagor; and any extension of time on this mortgage by Mortgagee or his assigns, without the consent of the holder of any junior lien or encumbrance, shall not operate to cause a loss of the priority of this mortgage over such junior lien. Mortgagee shall be subrogated to any lien or claim paid by moneys advanced and hereby secured.

5. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee.

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 mortgage may, at his option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any junior lien or encumbrance against said real estate, then the Mortgagee herein may immediately declare this mortgage due and payable and institute such proceedings as may be necessary to protect his interest. The lien of this mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter attached to or used in connection with said premises.

7. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgagee is expressly authorized to cause a continuation of the abstract of title at the expense 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 debt secured by this mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Mortgagee.

8. In the event of such foreclosure, the Mortgagee, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real estate, 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 Mortgagee pending foreclosure proceedings. Said receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due.

9. All terms of this mortgage shall be binding on each and all successors in ownership of said real estate, as well as upon all heirs, executors, administrators of Mortgagor or successors in ownership.

10. Additional Covenants: Mortgagor as Lessor and Mortgagee as Lessee have entered into a written Lease Agreement with respect to the Mortgaged Real Estate contemporaneously herewith. Reference is made to the provisions of the Lease Agreement with respect to abrogation of interest on Mortgagor's original principal indebtedness during the term of such Lease.

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 30 day of December 1981 personally appeared: Michael S. Levis and Bonnie Levis, husband and wife,

Dated this 30 day of December 1981

Michael S. Levis Seal
Michael S. Levis

Bonnie Levis Seal
Bonnie Levis

_____ Seal

_____ Seal

_____ Seal

_____ Seal

And acknowledged the execution of the foregoing mortgage. In witness where, I have hereunto subscribed my name and affixed my official seal. My commission expires April 24 1982

Thomas M. Greenberg Notary Public
Thomas M. Greenberg, Resident
of Lake County

This instrument was prepared by Thomas M. Greenberg, Attorney at Law
Member of Indiana Bar Association