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659156

REAL ESTATE MORTGAGE

LAWYERS TITLE INS. CORP. 7895 BROADWAY MERRILLVILLE, IND. 46410

THIS INDENTURE WITNESSETH, That

B & J Auto Supply, Inc.

										and the second second	440, 540
of_	Lake	County,	State of	Indiana,	whether	one or	more h	erein	called	Mortgago	r.
MOR	TGAGES AND WA	ARRANTS to IN	DUSTRIAL	NATIONAL	BANK OF	EAST CH	ICAGO	with a	an offic	e locate	ď
		lst St., East									
		l the Mortgag		ollowing	describe	d real	estate	in	Lake		
Cou	nty, State of	i Indiana, to	-wit:			·					

Lot 33 to 36, both inclusive, block 2 Grant Park addition, City of Gary as shown in Plat Book 6, page 44 Lake County, Indiana

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VILLIAM BIELS!

together with all buildings, improvements, appurtenances, and fixtures attached, erected or used in connection with the real estate or hereafter acquired, attached, erected apputenant or used in connection with the real estate, and together with all rents, issues, income, profits, rights, privileges, interests, easements and hereaditaments thereof.

This mortgage is given to secure the payment of Mortgagors Promissory Note payable to the Mortgagee dated March 4 , 19 81 in the amount of Twenty five thousand

"Amount Financed" with a final payment due and payable on March 1, 1982 together with interest and any extensions or renewals thereof and likewise to secure the performance by the Mortgagor of all of Mortgagors covenants, agreements, promises, payments, and conditions contained in this mortgage, or the Note it secures, or any other instruments signed by the Mortgagor in conjunction with the indebtedness secured by this mortgage, and likewise to secure any and all future indebtedness of the Mortgagor to the Mortgagee, which indebtedness refers to this Real Estate Mortgage.

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 attorneys' fees incurred by Mortgagee in the enforcement of the terms of the above mentioned 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 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 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 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.



- 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 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 Mortgagee, bear interest at the rate of interest set forth in the indebtedness.
- 4. The Mortgagee 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 therefore, 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 manner 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 as to (a) real estate taxes not yet due, (b) usual easements, of record, (c) Real Estate Mortgage dated	covenants and restrictions
in the original amount of	
which mortgage is not in default and has an unpaid balance of	\$
(d) Other	
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6. In the event this mortgage is subject to a mortgage	

- 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 Mortgagees prior written consent sell or transfer any interest in this real estate them 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 foreclose this Mortgage, all without any notice or demand whatsoever.

7. The covenants, agreements, and of Mortgagor and the heirs, personal represe Mortgagor, and shall inure to the benefit assigns. Whenever used, the singular number the singular, and use of any gender shall	of the Mortgagee and its successors and ber shall include the plural, the plural
	executed by the Mortgagor on this <u>5th</u> day
of February , 19/82.	
lamesTurner Sr.	
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A	CKNOWLEDGMENT
STATE OF INDIANA) SS: COUNTY OF LAKE)	
Before me, Gina M. Schmidt State, on this 5th day of February	, a Notary Public in and for said County and , A.D., 1982, personally appgared
James Turner, Sr.	
and who executed the foregoing mortgage, voluntary act and deed for the uses and p WITNESS my hand and official seal: My commission expires: May 25, 1985	o be the person(s) who (is) (are) described in and acknowledged the same to be (his) (their) urposes therein set forth. June Solmulary Public Gina M. Schmidt

This Instrument prepared by: Indutrial National Bank of East Chicago