

South Lake Nat'l Bank
PO Box 306, Lowell, Ind

REAL ESTATE MORTGAGE

R-50794
INU 267059

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This indenture witnesseth that

Thomas J. Lump

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

of 17274 White Oak, Lowell, Indiana 46356

as MORTGAGOR,

Mortgages and warrants to South Lake National Bank, a National Banking Association

of 1914 E. Commercial Avenue, Lowell, Indiana 46356

Indiana, as MORTGAGEE,

the following real estate in Lake

County

State of Indiana, to wit:

Parcel 1: Part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., beginning at a point on the North line produced of Lot 1, Being on the center line of Commercial Avenue Clark's Addition to Lowell which is South 88 degrees, 02 minutes West on said line 309.58 feet from the Northwest corner of said Lot 1, thence South parallel with the East line of the Southwest Quarter of said section 200.76 feet, thence North 88 degrees, 12 minutes West, 17.3 feet to the East line produced on the George Kimmett lot, thence North 3 degrees, 40 minutes West on said line 62.29 feet to the Southwest corner of the Callner lot, thence North 03 degrees, 40 minutes West on the East line of said Callner lot and said line produced 137.5 feet to said North line produced of lot 1, Clark's Addition, thence North 88 degrees, 02 minutes East on said line 9.08 feet to the place of beginning, excepting there from that part off the South end thereof which lies South of the center line of the alley located at the rear of said tract, situated in the Town of Lowell, Lake County, Indiana.

Parcel 2: Part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., beginning at the Northeast corner of the tract of land conveyed to George Kimmett by Warrenty Deed dated April 27, 1894 in Deed Record 72, page 437, and running thence South in a parallel course with said lot 100 feet, thence East 21 feet, thence North in a parallel line 100 feet, thence West 21 feet to the place of beginning, in the Town of Lowell, Lake County, Indiana.

Also commonly known as: 220 East Commercial Avenue, Lowell, Indiana 46356

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:

a Note in the amount of \$19,319.76, dated February 23, 1982

with interest at the rate of 17.25 per cent per annum computed annually during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of 17.25 per cent per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default; and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisement Laws, and with attorney's fees;

- 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.

Mortgagor agrees to pay to Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance and assessments against said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurance and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal.

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.

STATE OF INDIANA
MAR 5 1982
WILLIAM B. BERRY
RECORDER OF DEEDS
LOWELL, INDIANA

15

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.

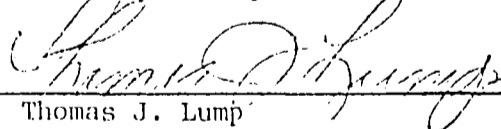
8. In the event of such foreclosure, the Mortgagee, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real estate, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the 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: This mortgage is given to the mortgagee for the purpose of securing all indebtedness already owing by the mortgagor(s) to the mortgagee and is also given to secure all indebtedness or liability, of every kind, character, and description of the mortgagor(s), or either of them to the mortgagee hereafter created, such as future loans, advances, overdrafts, uncollected funds, and all indebtedness that may accrue to the mortgagee by reason of the mortgagor(s), either of them, becoming surety or endorser for any other person, whether said indebtedness was originally payable to the mortgagee or has come to it by assignment or otherwise, and shall be binding upon the mortgagor(s) and remain in full force and effect until said indebtedness is paid. This mortgage shall secure the full amount of said indebtedness without regard to the time when said was made.

State of Indiana, Lake County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of February 19 82 personally appeared:
Thomas J. Lump

Dated this 23rd day of February 1982


Thomas J. Lump Seal

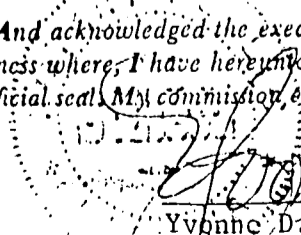
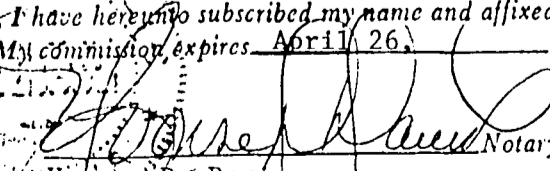
_____ Seal

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_____ 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 26, 19 85


Yvonne D. Davis Notary Public

This instrument prepared by James Cunningham, President, South Lake National Bank
1914 E. Commercial Avenue
P.O. Box 326
Lowell, Indiana 46356
Mail to: _____