REAL ESTATE MORTGAGE 5200 Central

PIONEER NAT'L TITLE PIS CO.

THIS	INDENTURE WIT	INESSETH, That REV	TUS FARMS, INC.		94Z.					
of _	Lake	County, in the State of	Indiana		hereinafter called					
the n	mortgagors, MORTO	GAGE AND WARRANT TO:	CHESTERTON STATE B	ANĶ	<u></u>					
		109 Broadway, Chest	erton, Indiana							
of Po	orter County, Indian	na, hereinafter called the mortgage	ce, the following described rea	lestate in Lake Co	unty, Indiana, to-wit:					
	Range 7 We Indiana, d Southeast North 363. feet of sa 363.0 feet east \(\frac{1}{4}\); th of beginning	e Southeast \(\frac{1}{4}\) of the S st of the 2nd Principa escribed as follows: corner of said Southes O feet; thence West, r outheast \(\frac{1}{4}\) 354 feet, m id Southeast \(\frac{1}{4}\) of the , more or less, to the ence East along said S ng. nly known as: R. #1, H U.S.6,	Heridian, in Hoba Beginning at a poin set \(\frac{1}{4}\) of the Southeas arallel to the Southeas or less, to the Southeast \(\frac{1}{4}\); thence south line of said both line 354 feet,	rt Township, Lak t 630 feet West st \(\frac{1}{4} \) of Section h line of said S East line of th South along sai Southeast \(\frac{1}{4} \) of more or less, t	e County, of the 21; thence outheast e West 330 d East line the South					
toget rents	her with all of the r , issues and profits	rights, privileges, appurtenances thereof.	and improvements thereunto	appertaining and belong	ging and together with the					
existi inten	ing indebtedness ar ded by the mortgag	MENT when the same shall becond liabilities of the mortgagors, ogor's to be secured by this mortgagors.	r either of them, in favor of the ge and which notes, on the fa	he mortgagee and of an acce thereof, specifically	v and all promissory notes					
which date conti	h notes may be execexecuted by the mongent liabilities of the	euted concurrently herewith or ma ortgagors, or either of them, in fa- he mortgagors, or either of them, uired by the mortgage against eith	y be hereafter during a period yor of the mortgagee and to so concurrently or hereafter incu	of twenty (20) ecure any and all other in the following the mortgagors,	years from this indebtedness and direct or or either of them, in favor					
such: mort	sum, or sums, of m	o advance by way of a loan, or loan noney as the mortgagors, or eithe approve, provided such loans are taining thereto and qualify as sou	r of them, may request, upon in accordance with sound ban	such terms as to matur such terms as to matur iking practices and exist	ing laws and regulations of d provided further that the					
· /·/~	The state of the s	•	700 000 00		27 27 P. F. C.					
total	principal debt outst	tanding hereunder shall not excee	ds_100,000.00	at any one time.						
Whe	never requested, m	ortgagors agree to furnish mortga	gee with a current, certified, a	accurate and complete fir	nancial statement:					
sums or in the p executhe m any in faithful the m	a, advanced by the n part and thereafter ayment of any and uted according to the nortgagee. In the evented indebtedness or liab fully perform any or nortgagee, and with	meed that this mortgage shall be a mortgagee as aforesaid, and it is e subsequent and further advances all of such advances and notes ar the terms hereof, along with any at went the whole or any part of any willty secured hereby is not paid or the of their covenants herein contain tout notice, become immediately of s, indebtedness and liabilities here	xpressly agreed that any note, may be made and new notes end any and all renewals and end all other indebtedness and one of the notes secured herel discharged when due, or in the lacd, then all notes and debts all ue and payable and, thereupo	or notes, executed hereicxecuted and this mortga extensions thereof, and a for liability of the mortg by or any interest thereof e event the mortgagors to and liabilities hereby sec	under may be paid in whole ge shall at all times secure ny and all additional notes agors, or either of them, to in is not paid at maturity or preach or fail to promptly or cured shall, at the option of					
liabil	mortgagors agree to lities or notes hereb out suit.	o pay all reasonable attorney's for by secured or incurred by the mo	ees and other expenses of the ortgagee in protecting or enfor	mortgagee for the colle reing the security of this	ction of any indebtedness, s mortgage, either with or					
(1) T	o pay the note, or n	URTHER EXPRESSLY AGREE A notes, and the debts and liabilities g to the terms of said note, or note	s secured hereby promptly as		and to pay all interest and					
as th there failin	e same become due of, shall be due an	essments, and impositions levied a e and payable and within ten (10 ad payable, to furnish and exhibi gagee may pay the same and the ortgage;) days after any of such taxe t to the Cashier of the mortg	s, assessments or impor agee valid receipts evide	sitions, or any installments encing such payments and.					
again satisf morts	ist loss or damage t actory to the mortg gage or loss payab	and improvements now on or he by fire, lightning, windstorm, tor agee and in no event less than the de clauses upon each of the pol its may appear under this mortgi	nado, cyclone and hail and wa full debt from time to time so licies of such insurance in fo	ar damage in some resp ecured by this mortgage orm satisfactory to the	onsible insurance company, with proper and sufficient mortgagee, payable to the					

possession of the mortgagee any and all such policies of insurance as issued, with receipts snowing the payment of the temperature premiums, on such policies, and, failing so to do, the mortgagee may procure and pay for such insurance and the amounts so paid shall premiums, on such policies, and, failing so to do, the mortgagee may procure and pay for such insurance and the amounts so paid shall procure and 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 a 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;

(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 mortgage 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 materialmen'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. The state of the s

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.	and mainted network accurate plan in the time
IN WITNESS WHEREOF, said mortgagors have hereunto set their hands and seal REMUS FARMS, INC. Gurtia Remus Gurtia Remus Range	Is this day of 19 (SEAL)
STATE OF INDIANA, COUNTY OF PORTER, SS: Before me, the undersigned, a notary public in and for the aforesaid county and sta	
REMUS FARMS, INC. by Curtis Remus ar and acknowledge the execution of the foregoing mortgage.	nd Handall E. Hemus
WITNESS my hand and notarial seal. February 6, 1984	Que De la
	yllis R. Campbell Public nes. of lake Co
This instrument prepared by: Richard L. Brown, AVP	
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	MORTGAGE		S., 6			•	* .	era ya na	•	. S			i				rded in Mortgage Record	Page	ecorder of Porter County	THE COURT
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