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Policy No. 400789
Gainer Bank
P.O. Box 209
Gary, IN 46402
Attn: J. L. Emerson

REAL ESTATE MORTGAGE

699966

THIS INDENTURE WITNESSETH, that
Louis V. Kindred Jr., and Mary Lee Kindred

mortgage and warrant to Gainer Bank (Insert Names of Purchasers)
~~GARY NATIONAL BANK~~ of Lake County, State of Indiana, the following described real estate
in Lake County, in the State of Indiana, to-wit:

Lots 26 and 27, Block 5, Grand Calumet Addition to the City of Gary, as shown
in Plat Book 16, Page 5, in Lake County, IN

(This is a second mortgage)

The mortgage is given to secure the payment of one promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the principal amount of \$ 16,267.80 Dollars, executed by the
Mortgagee herein, payable in 60 monthly instalments with interest precomputed and included therein and the
Mortgagors expressly agree to pay the sum of money above secured.

MORTGAGOR HEREBY AGREES: To neither commit nor suffer waste to be committed of said property, to keep the improvements now
existing or hereafter erected on the mortgaged property insured, as may be required from time to time by the mortgagee, against loss by
fire and other hazards, casualties, and contingencies, in such amounts and for such period as may be required by the mortgagee, in insur-
ance companies to be selected by the mortgagee and to maintain said insurance during the life of this mortgage, said insurance policies
to carry standard mortgage clauses in favor of mortgagee herein and to be held and kept by said mortgagee herein as so much additional
security; that he will pay all taxes and assessments that may be levied or assessed upon or against said premises as the same shall
become due and payable. Upon failure or refusal of the mortgagor herein to provide and furnish said insurance to mortgagee herein, or
to pay said taxes or assessments, mortgagor hereby expressly authorizes said mortgagee to procure said insurance and/or to pay such
taxes and assessments, and agrees that the sum or sums of money advanced for such purpose shall become a part of the debt hereby se-
cured and shall draw like interest; that the mortgagee may pay any senior liens or encumbrances upon or against said real estate and that
the money advanced for such purpose shall become a part of the debt hereby secured and shall draw a like interest; that upon the payment
of such senior lien(s) or encumbrance(s) by said mortgagee, or in case mortgagee shall be compelled to pay any taxes or assessments, or
to furnish insurance, then and in either or all of such cases, said mortgagee shall have the right, at its option, other clauses herein notwith-
standing, to declare the entire debt secured hereby due and payable forthwith, without notice or demand, and to proceed with the collection
thereof by foreclosure of this mortgage or otherwise. Mortgagor further agrees that upon default of any of the covenants or conditions here-
in contained, or if any part of the debt secured hereby, either principal or interest, shall remain unpaid for thirty days after maturity, said
mortgagee may, at its option, declare the entire debt secured hereby to be due and payable forthwith, without notice or demand and proceed
with the collection thereof either by foreclosure of this mortgage or otherwise; provided, however, that the omission of said mortgagee to so
exercise said option shall not be construed as a waiver thereof and shall not preclude said mortgagee from exercising same for any subse-
quent default, and nothing but a written contract of the mortgagee shall be a waiver of said option. Any notice which might be required
by and under the terms hereof is hereby expressly waived by and on the part of the mortgagor herein.

IT IS FURTHER AGREED generally that the mortgagee may at its election, advance and pay any sum of money that in its judgment may
be necessary to perfect the title of said mortgaged premises in said mortgagor or to preserve the security intended to be given by this mort-
gage, and any and all sums of money so advanced and paid shall be and they are hereby made a part of the mortgage debt and shall draw
a like interest, and may at any time or times in succession, without notice, extend the time of payment of the indebtedness hereby secured
to any person or persons then under obligation to pay such indebtedness, or affected by the lien hereby created, upon such terms as may be
agreed upon by the mortgagee and the party requesting the extension. The mortgagor expressly agrees to pay the sums of money above
secured and mortgagee's collection charge and attorney fees without relief from valuation and appraisal laws.

MORTGAGOR FURTHER AGREES in the event of foreclosure and sale of the premises mortgaged, that he will pay to the mortgagee a
sum of money equal to the reasonable rental value of said premises during his occupancy of the same after the issuance of the certificate
of sale unless redemption shall be made as provided by law.

IT IS FURTHER AGREED that in case mortgagee herein shall be made a party to any suit filed in any court by reason of its being mort-
gagee herein, or is at any time called upon to defend said mortgage and its interest in and to said property under the terms of said
mortgage, the mortgagor will pay unto the mortgagee all expense incurred by said mortgagee, including a reasonable attorney fee, in so
defending its interest in said property by reason of said mortgage, in protecting the lien thereof, or in protecting itself in said suit.

THE COVENANTS herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administra-
tors, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular,
and the use of any gender shall include all genders. The interests of the parties herein is subject to all covenants, easements and restric-
tions in the original recorded plat of the subdivision herein described.

IN WITNESS WHEREOF, the said mortgagor(s) have hereunto set their hand(s) and seals this 2nd day of
March, 1983

This instrument prepared for
~~GARY NATIONAL BANK~~ Gainer Bank
By J. A. Levenda

Louis V. Kindred, Jr.
Mary Lee Kindred
STATE OF INDIANA
FILED FOR RECORD
MAR 9 10 10 AM '83
WILLIAM B. BODDIE JR
RECORDED

STATE OF INDIANA,
Lake COUNTY, } ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of
March, 1983, personally appeared Louis V. Kindred, Jr. and Mary
Lee Kindred

and acknowledged the execution of the annexed Mortgage. Witness my hand and Notarial Seal.

My commission expires _____

Delores Boddie
Signature of Notary Public
Delores Boddie
Name of Notary Public (Please type)

LD-48 (Rev. 8-72)
DELORES BODDIE
NOTARY PUBLIC, Lake County, Indiana
My commission expires Sept. 6, 1985
Resident of Lake County, Indiana

2400

CHICAGO TITLE INSURANCE COMPANY
INDIAN DIVISION