

741261

Real Estate Mortgage

PLEASE RETURN TO
American Trust & Savings Bank

THIS INDENTURE WITNESSETH: That **Raymond Lee Falk and Terry Lynn Falk, Husband**

WHITING, INDIANA

of **Lake** County, State of Indiana, whether one or more herein called Mortgagor, mortgage and warrant to American Trust and Savings Bank, Whiting, Indiana, an Indiana Banking Corporation, hereafter called the Mortgagee, the following described real estate in **Lake** County, State of Indiana, to-wit:

com 117987 84

That part of Lot 1, Block 4, Standard Addition, in the City of Whiting, as shown in Plat Book 6, page 29, in Lake County, Indiana, described as follows Commencing at the Southwesterly corner of Lot 1, said corner being Northeast corner of the intersection of the Public Roads known as 119th Street & Ohio Avenue; thence Northerly along the East line of Ohio Avenue, a distance of 122.25 feet; thence Easterly 14.75 feet parallel to the Northerly line of Lot 1, to the Northwesterly corner of a one story frame store and residence building; thence Northeasterly 4.8 feet along the Northerly face of said store building to a point that is 26.9 feet South (measured parallel with Ohio Avenue) of the Northerly line of Lot 1 and 19.2 feet East of the East line of Ohio Avenue; thence Easterly 9.75 feet along the Northerly face of the above mentioned store building to a point that is 27.3 feet South of the Northerly line of Lot 1 and 29.0 feet East of the East line of Ohio Avenue; thence Easterly to a point that is 28.3 feet South of the Northerly line of Lot 1 and 42.1 ft. East of the East line of Ohio Ave; thence Easterly along the outer edge of an existing private walk to the Easterly property line of Lot 1, said point being 63.25 ft. North of the North line of 119th Street; thence South along said East line 63.25 feet to the South of Lot 1, thence West along said South line 45.8 feet to the place of beginning.

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together with the hereditaments and appurtenances thereto appertaining, and together with all improvements and buildings now or hereafter erected or placed on said land, and together with all easements, rights, and privileges appertaining to said land, and together with all fixtures of every nature which are now or hereafter may be attached to or used in connection with said land, buildings, or improvements, including but not by way of limitation all heating, plumbing, and electrical fixtures, heat regulations, hot water heaters, oil burners, stokers, furnaces, air-conditioning apparatus, window shades, awnings, storm and screensashes and doors.

TO SECURE THE PAYMENT of the principal sum of **Fourteen Thousand dollars and no/100----**

Dollars, \$ **14,000.00**
JAN 14 1991
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and interest, evidenced by Mortgagor's one promissory note, dated **January 6, 1984**, in said principal amount, payable according to its terms at the office of American Trust and Savings Bank, in Whiting, Indiana or at such other place as the legal holder thereof may from time to time direct, with final installment payable on the **20th**

day of **January**, 19 **91**, and likewise to secure the performance by Mortgagor of the Mortgagor's covenants, agreements, promises, payments, and conditions herein set forth.

The mortgagor for himself, his heirs, executors, administrators, successors, and assigns covenants and agrees with said Mortgagee, its successors and assigns as follows:

1. Mortgagor agrees to deliver to the Mortgagee a satisfactory title insurance policy or abstract of title showing merchantable title to the property in the Mortgagor.
2. Mortgagor agrees to suffer or permit no liens of mechanics or materialmen to attach to said premises; and to comply with all laws, ordinances, and rulings of any governmental agency relating to said premises.
3. That until all sums secured hereby are paid in full Mortgagor will keep the buildings and fixtures constantly insured against loss by fire and such other hazards and contingencies as Mortgagee may require from time to time. The policies of such insurance shall be deposited with the Mortgagee, and shall contain satisfactory mortgage clause making such policies payable to the Mortgagee in case of loss, and shall otherwise be in such form and amounts and issued by companies acceptable to the Mortgagee. If the Mortgagor shall carry more insurance than is required by the Mortgagee, such insurance shall be made payable to the Mortgagee as above specified, and the policies of such additional insurance shall likewise be deposited with the Mortgagee. The Mortgagee may collect the proceeds of any insurance which may become due, and at its option, after deducting the expenses of such collection, may apply the balance to one or both of the following: (a) to a partial or total restoration of the buildings; (b) to the payment of principal whether then matured or not in the inverse order of its maturity.
4. That the Mortgagor will pay all taxes, assessments, and charges which are or may be levied against the premises or any part thereof before the same become delinquent, and shall deliver to the Mortgagee satisfactory evidence of such payment. In addition the Mortgagor will pay all taxes which may be levied upon the Mortgagee's interest in the said real estate and improvements, and which may be levied upon this mortgage or the indebtedness secured thereby (but only to the extent that such is not prohibited by law and only to the extent that such will not make this loan usurious), but excluding any income tax, State or Federal, imposed upon the Mortgagee. Upon violation of this undertaking or the passage after the date of this instrument of a law in the State of Indiana, imposing payment of the whole or any portion of the taxes aforesaid upon the Mortgagee, or changing in any way the laws now in force for the taxation of mortgages or debts secured thereby for State or local purposes, then and in such event the debt hereby secured without any deduction shall at the option of the Mortgagee become immediately due and payable, notwithstanding anything contained in this mortgage or in any law hereafter enacted.
5. If requested by the Mortgagee, the Mortgagor, together with and in addition to the monthly or other periodical payments of principal and interest required under the terms of the note secured hereby, will deposit with the Mortgagee proportionate installments of a sum sufficient to place funds in the hands of the Mortgagee with which to pay taxes, assessments, and charges levied against the premises as the same shall become due, and to pay renewal premiums on fire and other hazard insurance, which sums so deposited shall be held by the Mortgagee and shall be so applied to the payment of taxes, assessments, charges, and insurance premiums. If at any time the funds so held by the Mortgagee are insufficient to pay any such taxes, assessments, charges, or insurance premiums when the same shall become due and payable, the Mortgagor shall immediately upon notice deposit with the Mortgagee the amount of such deficiency. In the event of default of any of the provisions of the mortgage, the Mortgagee may at its option apply any money held by it for the payment of taxes, assessments, charges, or insurance premiums on any of the mortgage obligations, and in such order and manner as it may elect.
6. That until all sums hereunder are fully paid the Mortgagor will keep the premises in as good condition and repair as they now are; will not sell, mortgage, sever, or remove any fixtures or appliances on, in, or about the buildings; will not procure or permit the removal, demolition, or material alteration of any buildings now on the land without the consent of the Mortgagee; will not permit or commit any waste on the premises; and will permit the Mortgagee or its agent at all reasonable times to enter, pass through, or over the premises for the purpose of inspecting the same to ascertain whether compliance is being made of the conditions and provisions hereof.
7. The Mortgagee at its option may make any payment necessary to remove or extinguish any outstanding title, lien, or encumbrance on the premises, and may pay any unpaid taxes or assessments charged against the property, before or after delinquency, with penalties, interest, and costs, and may insure said property and pay for such insurance if default be made in the covenants to insure; and any sum or sums so paid shall become a lien upon the above described property and shall be secured by this mortgage and may be recovered with interest at the rate of eight percent (8%) per annum.
8. The Mortgagee without notice may release any part of the security described herein or any person liable for the indebtedness secured hereby without in any way affecting the lien hereof upon any part of the security not expressly released, and may agree with any party obligated on said indebtedness or having any interest in the security described herein to extend the time of payment of any part or all of the indebtedness secured hereby. Such agreement shall not in any way release or impair the lien hereof but shall extend the lien hereof as against the title of all parties having any interest in said security, which interest is subject to said lien.
9. That the Mortgagor will, on demand, reimburse Mortgagee for any expense, including Attorney's fees, incurred in connection with any suit or proceedings to which the Mortgagee may be made a party by reason of this mortgage; and the sum of such expense shall become a part of the

The mortgagor herein understand that one of the reasons that they were able to secure this mortgage was because of their ability to repay the loan, and this mortgage, and it is expressed, covenanted and agreed with the mortgagee that in the case of a sale or transfer by the mortgagors or their successors in title of the premises hereby mortgaged, the mortgagee may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable, and the mortgagee shall have the right to foreclose this mortgage. Anything hereinbefore or in said note contained to the contrary notwithstanding, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any time.

15. Upon default by mortgagor in his covenants hereunder this mortgage shall be construed to embrace an assignment to mortgagee of all rents, profits and issues arising from the mortgaged premises and mortgagee shall be entitled to collect the same and to deduct its reasonable charges for its services in so doing, and to apply the balance thereof, upon the obligations secured hereby. Upon the commencement of any action to foreclose this mortgage, mortgagee shall be entitled to the appointment of a receiver to collect said rents and make proper application of the same, and the right to such appointment shall in no manner be dependent upon the solvency or insolvency of any person liable hereon or upon the then value of the mortgaged premises.

16. The covenants, agreements, and conditions hereof shall be binding upon the Mortgagor, and the heirs, personal representatives, successors, and assigns of the Mortgagor, and shall inure to the benefit of the Mortgagee and its successors and assigns. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Mortgagor has hereunto set his hand and seal this 6th day of January A.D. 19 84

Seal Raymond Lee Falk
Raymond Lee Falk

Seal X Terry Lynn Falk
Terry Lynn Falk

Seal _____

Seal _____

Seal _____

Seal _____

STATE OF Indiana)
COUNTY OF Lake) ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 6th day of January, 19 84, came Raymond Lee Falk and Terry Lynn Falk, Husband and Wife

and acknowledged the execution of the annexed instrument.

WITNESS MY HAND and Official Seal.

Dorothy Miller
Dorothy Miller

Resident
Co. of Lake Notary Public.

My Commission Expires 11-18-86

"This instrument prepared by: Susan M. Gajewski, Asst. Cashier"

STATE OF _____)
COUNTY OF _____) ss:

On this _____ day of _____, 19 _____, personally appeared before me, a Notary Public in and for said County and State, _____ and _____, respectively _____ president and _____ secretary of _____

who acknowledged the execution of the annexed mortgage as such officers for and on behalf of said corporation.

WITNESS MY HAND and Official Seal.

Notary Public:

My Commission Expires _____

MGAGE
STATE