

742449

CONDITIONAL ASSIGNMENT OF RENTALS

THIS INDENTURE made this 20th day of January, 1984
by and between ~~GAINER BANK~~ GAINER BANK, of Gary, Indiana, hereinafter known and
designated as "BANK", and NEW FRIENDSHIP BAPTIST CHURCH

hereinafter known and designated as "UNDERSIGNED", WITNESSETH:

WHEREAS the Undersigned did on January 20, 1984 execute a
certain principal promissory note, calling for the payment of the principal
sum of FORTY THOUSAND AND NO/100 DOLLARS
(\$ 40,000.00) together with interest, payable to the order of Bank, and
did secure the payment thereof by a mortgage to the Bank on the following
described real estate, to wit:

Parcel I: The North 5 feet of Lot 32, and all of Lots 33, 34, 35,
36, 37, Block 4, East Englewood Addition to East Chicago, as shown
in Plat Book 2, page 26, in Lake County, Indiana.

Parcel II: Lots 38, 39, 40 and 41, Block 4, East Englewood Addition
to East Chicago, in the City of Gary, Lake County, Indiana.

NOW, THEREFORE, for valuable consideration and as part of the con-
sideration for said loan and as additional security for the repayment of
said loan, the Undersigned does hereby sell, assign, transfer and set over
unto said Bank, its successors and assigns, all of the rents, issues and
profits due or to become due of and from said real estate hereinabove
described; to operate, maintain, manage and when necessary to lease said
premises hereinabove described or any part thereof, and to take possession
thereof in its own name or in the name of an agent, and to collect all
rents, issues and profits therefrom and of and from the improvements
thereon and apply said sums of money so collected as hereinafter provided;
and the tenants in, upon and about said real estate and all others having
an interest in and to said premises and hereby authorized to pay unto
said Bank, or its order, all sums due or to become due under such tenancy,
and said Bank is hereby authorized to give for and in behalf of said
Undersigned full receipt for any payments so made.

Said Bank is further authorized, but shall not be obligated to pay
taxes, assessments and charges on the premises; insure, repair and/or
improve the buildings located thereon; and expend such sums of money as
may be necessary to defend the title or property or the use thereof, or
recover rents and profits, or protect rental rights, and/or make such
other expenditures for said property as it may in its sole discretion
deem necessary, proper or expedient. Said Bank may, but shall not be
obligated, to advance funds for any of the above purposes, and any
amount so advanced shall be a first and prior claim on the rents and
profits realized from the said property and shall be repaid to said Bank
before any distribution as hereinafter set out. Should the rents and
profits be insufficient to pay advances so made by said Bank, any unpaid
balance shall become part of the debt secured by the said mortgage and
shall bear interest at the rate of 2% above prime rate established by Gainer Bank
(13 %) per annum from the date of advancement; and in the event such
advancements are made after the mortgage debt has been reduced to judgment
the Undersigned will, subject to the other terms, covenants and conditions
herein contained, pay such advancements with interest to said Bank in
addition to any amount necessary to pay and satisfy the judgment, interest
and costs, or to redeem the property from foreclosure sale, and said Bank
shall be entitled to retain possession of the property until such advance-
ments and interest are fully paid.

STATE OF INDIANA, S.S. MC
LAKE COUNTY
CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION
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It is further agreed that said Bank shall be required to account for only such rentals and payments as are actually collected by it. Nothing herein contained shall be deemed to create any liability on the part of said Bank for failure to rent the premises or any part thereof, or for failure to make collection of rentals, or for failure to do any of the things which are authorized herein. This instrument is a grant of rights and privileges to said Bank only and shall not be held to create any duties or liabilities except as herein expressly set out. For the purpose of accounting, the correctness of the books and records of said Bank shall be deemed conclusive.

It is further understood and agreed that said Bank shall, in the exercise of its control and management of the premises hereinabove described, be deemed the agent of the Undersigned and shall not be liable for any damage to any person or property where such damage arises out of the operation of or in connection with the said premises.

It is further understood and agreed that the acceptance by said Bank of any payments under any lease or contract with reference to the said premises from any tenant or other person shall not bar or abridge any of the right of said Bank under its mortgage.

This contract shall remain in full force and effect so long as the above described mortgage remains an enforceable lien; and in the event of foreclosure, then during the period of redemption after sheriff's sale and until recording of the sheriff's deed issued under such foreclosure proceedings. This agreement shall not affect the right of the Undersigned to redeem from foreclosure of said mortgage, but such redemption shall not terminate this agreement unless and until said mortgage debt or any judgment rendered thereon plus interest, costs and expenses and any advancements made by said Bank, with interest as above mentioned, have been fully paid to it. In the event of the termination of this agreement the Undersigned will approve and accept any and all outstanding leases made by said Bank and/or its agent, but only to the extent of a period of one (1) year from the date of the termination of this agreement.

The provisions of this agreement are a covenant running with the land herein described and shall bind all persons hereafter acquiring any interest in the said premises, and it is expressly agreed that the within assignment and grant of rights and powers is coupled with an interest.

Any amount received or collected by said Bank by virtue of this agreement shall be applied as follows, but not necessarily in the order stated, the priority of payment of such items to be within the sole discretion of said Bank.

1. To the repayment to said Bank of any and all amounts advanced by it under the terms of this agreement together with interest at 2% above prime rate established by Gainer Bank per cent (%) per annum on the receptive beginning with 13% advancements from the date of the same;
2. To the payment of taxes, assessments and charges, and the expense of insurance; but said Bank shall not be obligated to keep insurance on said premises or to make repairs to and/or improvements on said property;
3. To the payment of all other necessary expenses to the management, protection and/or preservation of the property;
4. To the payment of all amounts due or to become due under said mortgage and/or to the payment of any judgment rendered thereon together with costs and expenses;
5. The surplus, if any, after full payment of the above shall be paid to the then owner of the said premises at the time such payment is made.

It is understood and agreed that this agreement is but additional security for the payment of said mortgage debt, and shall not be deemed to be any payment thereof except as to money actually received by said Bank and applied as such payment under the terms of this agreement; nor shall this agreement be deemed a waiver of any default occurring hereafter in the full performance of the conditions of the said mortgage; nor shall the application of any or all money received by said Bank under this agreement toward curing such default in any manner waive such default or prevent foreclosure because of the same, said Bank hereby expressly reserving all of its rights and privileges under the said mortgage as fully as though this agreement had not been entered into.

Said Bank shall not be liable for any act or failure to act under the terms of this agreement except for willful misconduct or gross negligence; nor shall the said Bank be liable for the act or omission of any agent if said Bank shall have used reasonable care in the selection of such agent.

Notwithstanding that this instrument is a present and executed assignment of the rents, issues and profits and a present and executed grant of the powers hereinbefore granted to said Bank, it is agreed that so long as the said mortgage is not in default the Undersigned is to be permitted to collect and retain said rents, issues and profits; provided, however, that in no event shall the Undersigned have authority to collect any rents, issues or profits for any period in excess of thirty (30) days from the date of any such collection; and provided further that if the real estate hereinabove described shall come into the hands of any officer of any court on any writ of any nature whatsoever against said real estate, as the property of the Undersigned, then upon the happening of any one or more of such events, without any notice or election on the part of said Bank being given, said Bank shall have the immediate and automatic right to the management and control of the said real estate and the improvements thereon to the full extent of all rights given to it under this agreement even though there be no existing default on the part of the Undersigned.

This agreement shall not be terminated except as herein provided, and shall not be altered, modified or amended except by written agreement signed by the parties hereto.

That the terms, covenants and agreements herein contained shall be binding alike on the parties hereto, there heirs, executors, administrators and/or assigns.

WITNESS my hand and seal this said 20th day of January, 1984.

James Peterson
James Peterson, Trustee

Jessie Joy
Jessie Joy, Trustee

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

NEW FRIENDSHIP BAPTIST CHURCH

Rev. Benjamin Holmes
By: Rev. Benjamin Holmes
Rev. Benjamin Holmes

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the above named Rev. Benjamin Holmes
James Peterson, Trustee, Jessie Joy, Trustee of the New
Friendship Baptist Church

who acknowledged the execution of the above and foregoing conditional assignment of rentals as their free act and deed and for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this 20th day of January, 1984.

Thelma Jean Carter
Thelma Jean Carter Notary Public

My Commission Expires: Sept. 17, 1984

This Instrument Prepared by: Res: Lake County, Indiana
M. M. Matsev