

766899

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, that Emanuel Palmer

of Lake County, State of Indiana, whether one or more herein called Mortgagor, MORTGAGES AND WARRANTS TO Bank of Indiana, N.A. with an office located at P.O. Box Merrillville, Ind. 46411 hereafter called the Mortgagee, the following described real estate in Lake County, State of Indiana, to-wit:

See attached Exhibit "A".

Parcel 1: Property known as 5115 Tennessee Street, Gary, Ind. 46409

Parcel 2: Property known as 1511 East 51st Place, Gary, Ind. 46409

together with all buildings, improvements, appurtenances, and fixtures attached, erected or used in connection with the real estate or hereafter acquired, attached, erected, appurtenant or used in connection with the real estate, and together with all rents, issues, income, profits, rights, privileges, interests, easements and hereditaments thereof.

This mortgage is given to secure the payment of Mortgagors Promissory Note payable to the Mortgagee dated July 28, 1984 in the amount of Thirty-Five Thousand Eleven & 20/100 (\$ 35,011.20)

with a final payment due and payable on August 1, 1992 together with interest and any extensions or renewals thereof and likewise to secure the performance by the Mortgagor of all of Mortgagors covenants, agreements, promises, payments, and conditions contained in this mortgage, or the Note it secures, or any other instruments signed by the Mortgagor in conjunction with the indebtedness secured by this mortgage, and likewise to secure any and all future indebtedness of the Mortgagor to the Mortgagee, which indebtedness refers to this Real Estate Mortgage.

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

1. If there is a default in the payment of any indebtedness hereby secured or in the performance of any of the Mortgagor's covenants set forth in this mortgage or other instruments signed in conjunction with the indebtedness this mortgage secures, or if Mortgagor should abandon the aforesaid property, or if said real estate or any part thereof should be attached, levied upon or seized, or if the Mortgagor should become bankrupt or insolvent or make an assignment for the benefit of creditors, or if a receiver should be appointed for the Mortgagor, then the entire indebtedness aforesaid shall, at Mortgagee's option, become immediately due and payable, without notice or demand, and the real estate shall be subject to foreclosure of this mortgage, and the Mortgagee if it elects to foreclose the same shall become entitled to the immediate possession of the aforesaid property together with the rents, issues, income and profits therefrom and all amounts due are payable without relief from valuation or appraisal laws and Mortgagor will pay all costs and attorneys' fees incurred by Mortgagee in the enforcement of the terms of the abovementioned mortgage.

2. For the duration of any indebtedness hereby secured: (a) the Mortgagor will keep the aforesaid property in its present state of repair, normal wear and tear excepted; (b) Mortgagor will pay all taxes and assessments imposed on the said property and will otherwise take such action and exercise such forbearance as may be necessary in order that the said property shall not hereafter become subject to any lien or encumbrance superior to this Mortgage; (c) Mortgagor will procure and maintain insurance with insurance companies acceptable to Mortgagee, against damage to or destruction of the improvements included in said real estate by fire or windstorm or by any cause customarily included in the term "extended coverage", such insurance to be in a sum not at any time less than the value of such improvements or the total of the indebtedness then hereby secured plus all taxes, assessments and indebtedness then secured by any liens or encumbrances superior hereto on such real estate, whichever is smaller, and to be payable to the Mortgagee as its interest may appear; (d) Mortgagor will deliver the policy or a certificate evidencing said insurance to the Mortgagee and will allow Mortgagee possession of the same, and a Mortgagee may collect the proceeds of any insurance.

STATE OF INDIANA/S.S. NO. LAKE COUNTY FILED FOR RECORD JUL 31 1984 WILLIAMSON REGISTERED

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EXHIBIT "A"

Parcel 1: The South 15 feet of Lot 1, and the North 35 feet of Lot 2, Block 4, Hill Terrace, City of Gary, as shown in Plat Book 31, page 19, Lake County, Indiana.

Property known as: 5115 Tennessee St., Gary, In 46409

Parcel 2: The West 50 feet of Lot 8, by parallel lines, in Block 3 in Hill Terrace, in the City of Gary, as per plat thereof, recorded in Plat Book 31 page 19, the Office of the Recorder of Lake County, Indiana.

Property known as: 1511 East 51st Place, Gary, Ind. 46409