

772188

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, that

THOMAS D. TRIUMPH AND GERALDINE TRIUMPH, his wife
of Lake County, State of Indiana, whether one or more herein
called Mortgagor, MORTGAGES AND WARRANTS TO FIRST NATIONAL BANK OF
BLUE ISLAND with an office located at 13057 S. Western Avenue,
Blue Island, Illinois hereafter called the Mortgagee, the following described
real estate in Lake County, State of Indiana, to-wit:

The South 145.2 feet of the North 460.6 feet of the West 600.0 feet of the,
South 1/2 of the South East 1/4 of Section 25, Township 35 North, Range 10,
West of the Second Principal Meridian, in Lake County, Indiana

* THIS IS A SECOND MORTGAGE *

STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED FOR RECORD
RECORDED
JUL 12 11 21 AM '84

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, interest, easements and hereditaments thereof.

This mortgage is given to secure the payment of Mortgagores Promissory
Note payable to the Mortgagee dated July 23, 19 84 in the
amount of Thirty Five Thousand and 00/100 (\$35,000.00)
with a final payment due and payable on July 23, 1987 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 in-
debtedness 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:

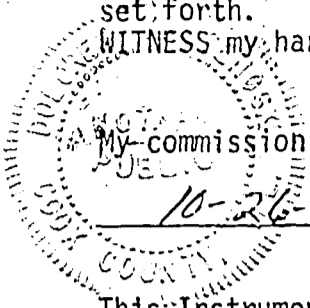
1. If there is a default in the payment of any indebtedness hereby
secured or in the performance of any of the Mortgagor's covenants set
forth in this mortgage or other instruments signed in conjunction with the
indebtedness this mortgage secures, or if Mortgagor should abandon the
aforesaid property, or if said real estate or any part thereof should be
attached, levied upon or seized, or if the Mortgagor should become bank-
rupt or insolvent or make an assignment for the benefit of creditors, or if
a receiver should be appointed for the Mortgagor then the entire indebted-
ness 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 afore-
said property together with the rents, issues, income and profits there-
from and all amounts due are payable without relief from valuation or
appraisement 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 in-
surance 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 cover-
age", 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 en-
cumbrances superior hereto on such real estate whichever is smaller, and to
be payable to the Mortgagee as its interest may appear; (d) Mortgagor will

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described in and who executed the foregoing mortgage, and acknowledged the same to be (his) (their) voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal



My commission expires:

10-26-84

Dolores Krusenashi

This Instrument prepared by: Gwen G. Alberti, First National Bank of Blue Island

13057 S. Western Avenue, Blue Island, Illinois 60406