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4981-62² line A.
St Petersburg Flor.
33715

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This Mortgage Deed Executed the 22 nd day of March

A. D. 1985, by TRIANGLE STEEL CORPORATION

a corporation existing under the laws of the State of Indiana and having
its principal place of business at 5050 Industrial Hwy., Gary, Lake County, Ind.

party of the first part, hereinafter called the Mortgagor, to Joseph Keyak Sr.

_____ , part 2 of the second part, hereinafter called the Mortgagee.

WITNESSETH, That for divers good and valuable considerations, and also in considera-
tion of the aggregate sum named in the promissory note___ of even date herewith, hereinafter
described, the said Mortgagor doth grant, bargain, sell, alien, remise, release, convey and con-
firm unto the said Mortgagee 2, His heirs and assigns, in fee simple, all that certain
tract of land of which the said Mortgagor is now seized and possessed, and in actual possession,
situate in Lake County, State of ~~Florida~~ Indiana, described as follows:

Part of Lot 30 in Dorkes Industrial Highway Subdivision,
in the City of Gary, as per plat thereof, recorded in
Plat Book 28 page 16 in the Office of the Recorder of
Lake County, Indiana, described as follows: Commencing
on the North line of Industrial Highway at the South-
west corner of Lot 30, thence Southeasterly along
Industrial Highway 100 feet, thence Northeasterly and
parallel to the Northwesterly line of Lot 30, a distance
of 500 feet, thence Northwesterly parallel to the
Industrial Highway to the Northwesterly line of Lot 30,
100 feet, thence Southwesterly along the Northwesterly
line of Lot 30, a distance of 500 feet to the point of
beginning.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
JUL 1 9 21 AM '85
RODOLPH CLAY
RECORDER

85-

TO HAVE AND TO HOLD the same together with the tenements, hereditaments, and appurtenances, unto the said Mortgagee², and His heirs and assigns, in fee simple.

AND said Mortgagor for itself and its successors, legal representatives and assigns, doth covenant with said Mortgagee², His heirs, legal representatives and assigns, that said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor hath full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for said Mortgagee², His heirs, legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all incumbrances; that said Mortgagor, its successors and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Mortgagee², His heirs, legal representatives and assigns, as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if said Mortgagor, its successors, legal representatives or assigns shall pay unto the said Mortgagee², His legal representatives or assigns, the certain promissory note, of which the following in words and figures true copy to-wit:

Mortgage Note - Dated March 22, 1985

To secure the payment of the aggregate sum of
THREE HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED
FIVE AND 50/100 DOLLARS. (\$318,705.50)

Total of SIXTY (60) payments to be made the 10th
day of each and every month commensurate with the
10th day of May, 1985.

59 Payments @\$5311.77 = \$313,394.43

1 Payment @\$5311.07 = 5,311.07

TOTAL = \$318,705.50

and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this deed, then this deed and the estate hereby created shall cease and be null and void.

AND the said Mortgagor, for itself and its successors, legal representatives and assigns, hereby covenant and agree:

- A. Mortgagor agrees to deliver evidence of satisfactory Title Insurance Policy.
- B. Mortgagor agrees to suffer or permit no liens of mechanics or materialmen to attach to said premises.

attach to said premises.

1. To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note and this deed, or either, promptly on the days respectively the same severally become due.

2. To pay all and singular the taxes, assessments, levies, liabilities, obligations, and incumbrances of every nature on said described property, each and every, and if the same be not promptly paid the said Mortgagee², His heirs, legal representatives or assigns, may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of 10 per cent, per annum.

3. To pay all and singular the costs, charges and expenses, including lawyer's fees, reasonably incurred or paid at any time by said Mortgagee², His legal representatives or assigns, because of the failure on the part of the said Mortgagor, its successors, legal representatives or assigns, to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and this deed, or either, and every such payment shall bear interest from date at the rate of per cent, per annum.

4. To keep the buildings now or hereafter on said land insured in a sum not less than THREE HUNDRED TWENTY THOUSAND Dollars, in a company or companies to be approved by said Mortgagee², and the policy or policies held by and payable to said Mortgagee², His heirs, legal representatives or assigns, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee², His heirs, legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it or any part thereof for other purposes, without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage, and may place and pay for such insurance or any part thereof without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment shall bear interest from date at the rate of per cent per annum.

5. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.

6. To perform, comply with, and abide by each and every the stipulations, agreements, conditions and covenants in said promissory note, and in this deed set forth.

7. If any of said sums of money herein referred to be not promptly and fully paid within 30 days next after the same severally become due and payable, or if each and every the stipulations, agreements, conditions and covenants of said promissory note and this deed, or either, are not fully performed, complied with and abided by, the said aggregate sum mentioned in said promissory note shall become due and payable forthwith or thereafter at the option of the Mortgagee², His heirs, legal representatives or assigns, as fully and completely as if the said aggregate sum of \$318,705.50 dollars were originally stipulated to be paid on such day, anything in said promissory note or herein to the contrary notwithstanding.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Vice-President, and its corporate seal to be affixed, attested by its corporate Secretary the day and year above written.

(Corporate Seal)

Attest: Joseph Keyak Jr., Secretary.

Signed, sealed and delivered in the presence of: Leota M. Lackovitch

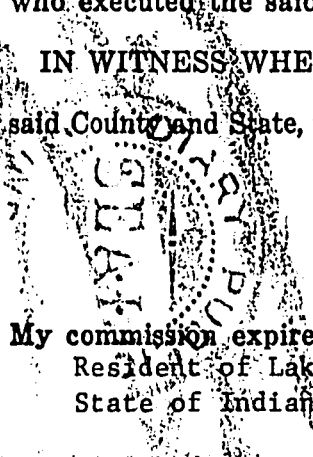
Notary Public

By Michael A. Keyak, Vice-President.

STATE OF Indiana
COUNTY OF Lake

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of ~~Florida~~ Indiana, duly qualified and acting, HEREBY CERTIFY that Michael A. Keyak and Joseph Keyak Jr., respectively as ^{Vice} President and Secretary of the TRIANGLE STEEL CORPORATION (An Indiana Corporation), Gary, Lake County, Indiana, to me personally known, this day acknowledged before me that they executed the foregoing mortgage as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I FURTHER CERTIFY that I know the said person^s making said acknowledgment^s to be the individual^s described in and who executed the said mortgage.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Lake Station said County and State, this 22nd day of March, A. D. 19 85.



Leota M. Lackovitch
Leota M. Lackovitch
Notary Public.

My commission expires: 12/5/85
Resident of Lake County
State of Indiana

RAMCO FORM 52
Mortgage Deed
FROM CORPORATION TO INDIVIDUAL
TRIANGLE STEEL CORPORATION
Gary, Indiana
To
Joseph Keyak Sr.
SEMINOLE