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MERCANTILE NATIONAL BANK
OF INDIANA
HAMMOND, INDIANA
5243 Holman Ave

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That ROTTIER BUILDERS, INC., an Indiana Corporation,

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MARCH 10 10 00 AM '86
RUDOLPH CLAY
RECORDER

of Lake County, in the State of Indiana
Mortgage and Warrant to Mercantile National Bank of Indiana, a Corporation organized and existing
under the laws of the United States of America of Lake County, in the State of Indiana, the following
described Real Estate in Lake County, in the State of Indiana, as follows, to-wit:

Lot 48, Harvest Manor, Unit No. One, Section No. Two, as shown in Plat Book 49,
page 25 and, as amended by plat of correction recorded May 3, 1979 as shown in
Plat Book 50, page 46 in Lake County, Indiana, and, as amended by plat of correction
recorded July 14, 1983 as shown in Plat Book 55, page 48, in Lake County, Indiana.

together with the tenements, appurtenances and rights thereunto belonging, together with the rents therefrom, to secure
the payment of one promissory note, of even date, in the amount of SIXTY THOUSAND AND NO/100-----
DOLLARS, (\$60,000.00), made and executed by the mortgagor, payable to the order of the mortgagee, in accordance
with the terms as set out in said promissory note.

In the event of a proceeding to foreclose this mortgage, the Mortgagor agrees to pay reasonable attorneys fees and such
other expenses necessarily a part of such proceeding.

The lien of this mortgage shall include all equipment and appliances located on said real estate whether now or hereafter
attached to or used in said real estate. In the event of a foreclosure, the Mortgagee may apply for a Receiver who shall
take possession of the above real estate, and collect the rents therefrom, and complete said structure, and such receiver
~~may be appointed irrespective of the value of the mortgaged property or its adequacy to discharge the indebtedness due~~
and the mortgagor expressly agrees to pay the sum of money above secured, without relief from valuation or appraisement
laws; and upon failure to pay any one of said notes, or any part thereof, at maturity, or the interest thereon, or any
part thereof, when due, or the taxes or insurance as hereinafter stipulated, then all of said notes are to be due and
collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until all of said
notes are paid, said mortgagor will keep all legal taxes and charges against said premises paid as they become due,
and will keep the buildings thereon insured for the benefit of the mortgagee, as their interest may appear and the
policy duly assigned to the mortgagee, in the amount of SIXTY THOUSAND AND NO/100-----Dollars,
and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with 5 per cent
interest thereon shall be a part of the debt secured by this mortgage.

In Witness Whereof, the said mortgagor has hereunto set their hands and
seal this 17th day of March, 19 86

(Seal) ROTTIER BUILDERS, INC.

(Seal) By: Peter Rottier, President

(Seal) By: Edythe M. Rottier, Secy.-Treas.

STATE OF INDIANA, LAKE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this
19th day of March, 19 86 came
Peter Rottier, President and Edythe M. Rottier,
Secy.-Treas. o. Rottier Builders, Inc.

and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires May 9, 1989

Louise M. Johnson Notary Public

Resident of Lake County
This instrument prepared by: R. J. Anadell

Handwritten initials: CK, HSD