

A-425831-10
#4-6000

Screw Conveyor Corp
700 Hoffman St
Hamel, Ill

MERCANTILE NATIONAL BANK
OF INDIANA
HAMMOND, INDIANA

893476

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RECORDED

REAL ESTATE MORTGAGE

This Indenture Witnesseth, that Screw Conveyor Corporation,

..... an Illinois corporation

(hereinafter called "Mortgagor"), Mortgage... and Warrant... to MERCANTILE NATIONAL BANK OF INDIANA, Hammond, Indiana, a National Banking Association, organized and existing under and by virtue of the laws of the United States of America (hereinafter called "Mortgagee") the following described real estate, to-wit:

together with all rights, easements, privileges and appurtenances thereunto appertaining and all improvements now or hereafter placed on said property and all fixtures, equipment and appliances used in or in connection with said improvements, and the rents, issues and profits of said mortgaged premises to secure the payment of Mortgagor's indebtedness to Mortgagee in the principal sum of Four Hundred Thousand and
No/100 Dollars (\$400,000.00.....), and interest thereon, evidenced by Mortgagor's note...., of even date herewith, payable according to the terms thereof, in installments, the last of which is payable on the 1st..... day of January....., 1957. which sums of money hereby secured the Mortgagor agrees to pay, without relief from valuation and appraisal laws, and with attorney's fees; and likewise, to secure the performance by Mortgagor of all of Mortgagor's covenants and agreements herein contained;

1. The Mortgagor will keep all improvements now on said premises, or hereafter erected thereon in a good state of repair and will not permit any waste thereon and will neither do nor permit to be done upon said premises anything that might tend to diminish the value thereof.

2. That Mortgagor will pay, before the same become delinquent, all taxes, charges and assessments of every kind that may be levied on said premises or any part thereof.

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3. That Mortgagor will keep all buildings which are now or may hereafter be placed on said premises, continuously insured against fire, windstorm and such other perils as Mortgagee may require, in such company or companies, and in such form as may be satisfactory to Mortgagee, and in such amount as the Mortgagee may from time to time direct; such policy or policies of insurance to be payable to Mortgagee as its interest may appear and delivered to and held by Mortgagee until the indebtedness hereby secured has been fully paid. In the event of loss or damage, the proceeds of said insurance shall be applied upon the indebtedness hereby secured, in such manner as the Mortgagee may elect, even though the same is not yet due, or the Mortgagee's option may be used for the purpose of making repairs or improvements upon the mortgaged premises.

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~~4. That, in order more fully to protect the security of this mortgage, the mortgagor will pay to the mortgagee, on the first of each month until the note secured hereby is fully paid, a sum equal to the premiums that will next become due and payable on policies of fire and other hazards insurance covering mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee) less all sums already paid therefore, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will become delinquent, such sums to be held by mortgagee in trust to pay said premiums, taxes and special assessments. If the payments made by the mortgagor shall exceed the amount of payment actually made by the mortgagee for taxes or assessments or insurance premiums as the case may be, such excess shall be credited by the mortgagee on subsequent payments to be made the mortgagor. If, however, the monthly payments made by the mortgagor shall not be sufficient to pay taxes and assessments and insurance premiums as the case may be, when the same shall become due and payable, then the mortgagor shall pay to the mortgagee any amount necessary to make up the deficiency on or before the date when such payment of such taxes, assessments or insurance premiums shall be due.~~

5. That in case the Mortgagor fails to pay any tax, or assessment, or fails to keep the buildings on said premises in good repair and insured as above provided, the Mortgagee may pay such taxes, or assessments, or may redeem said premises from sale for taxes or assessments, make repairs or procure insurance, and may pay, remove or discharge any claim, lien or encumbrance, or may purchase any tax title or claim against said premises, and protect the title and possession thereof, in order to preserve the priority of the lien of this mortgage thereon, and may employ attorneys at law to perform any service connected with the mortgage, or to prosecute or defend any suit affecting or involving this mortgage or the title or possession of said premises, and that all moneys paid for any such purpose and all moneys paid out by the Mortgagee to protect the lien of this mortgage and the security intended to be effected hereby, shall be immediately due and payable with interest thereon at the rate of*..... per cent (.....*.....%) and become so much additional indebtedness, secured by this mortgage, provided, however, that it shall not be obligatory upon the Mortgagee to advance funds for any of the purposes aforesaid, or to inquire into the validity of such taxes or assessments, or tax sale (the receipts of the proper officers being conclusive evidence of the validity and amount thereof) or into the necessity of such repairs.

* 5% over rate stated in the note

6. That if default be made in the performance of any of the covenants or agreements herein or in said note.... contained, on the part of the Mortgagor to be kept and performed, then the whole of said indebtedness secured hereby, including all payments for liens, taxes, assessments, insurance, attorneys' fees, costs, charges or expenses, shall at the election of the Mortgagee, and without notice of such election, at once become and be due and payable at the place of payment aforesaid, anything in said note or herein to the contrary notwithstanding and thereupon the Mortgagee shall have the right (either with or without process of law, using such force as may be necessary) to enter upon and possess, hold and enjoy said property, and to lease the same or any part thereof upon such terms as it shall deem best, and to collect and receive all the rents, issues and profits thereof, and to make alterations, improvements and repairs, effect insurance, pay taxes, assessments and do all such other things as may be deemed necessary for the proper protection of the property; and the Mortgagee shall have the right to foreclose this mortgage and shall have all the other rights and remedies that the law provides. In the event that any payment provided for in the note.... secured hereby shall become overdue for a period in excess of fifteen (15) days, the Mortgagor agrees to pay a "late charge" of ~~five~~ ^{five} cents (~~5¢~~ ^{5¢}) (not to exceed ~~five~~ ^{five} cents (~~5¢~~ ^{5¢})) for each dollar (\$1) so overdue, for the purpose of defraying the expense incident to handling the delinquent payment.

7. That upon commencement of any foreclosure, or at any time thereafter, and prior to the expiration of the time for redemption from any sale of said premises on foreclosure, any court of competent jurisdiction, upon application of the Mortgagee, may appoint a receiver for said premises to take possession thereof, to collect the rents, issues and profits therefrom during the pendency of such foreclosure, and until the time to redeem the same from foreclosure sale shall have expired, and out of rents, issues and profits, to make necessary repairs and to keep the said premises in proper condition and repair, and to pay all taxes, or assessments, to redeem from tax or assessment sales, to pay insurance premiums necessary to keep said premises insured in accordance with the provisions of this mortgage and to pay the expense of the receivership, and said receiver shall apply the net proceeds to the payment of the indebtedness secured hereby, and such receiver shall have all the other usual powers of receivers in such cases.

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8. That in case suit be brought to foreclose this mortgage a reasonable sum shall be allowed to the Mortgagee in such proceeding for attorney's fees, title or other expense incident to such foreclosure proceeding, which several sums shall be so much additional indebtedness secured hereby, and shall be recoverable as such whether the suit proceeds to decree or not and shall be included in the decree entered in such foreclosure.

9. That the Mortgagee, at its option, may extend the maturity of the note and indebtedness secured hereby, or any balance due thereon, from time to time, upon written agreement executed by the Mortgagor, for such further periods, at such rate of interest, and upon such conditions as may then be agreed upon, and no such extension, and no forbearance or delay of the Mortgagee in enforcing any of the provisions of this indenture, shall operate to impair the lien thereof or waive any rights accrued or that might accrue hereunder.

10. That in the event the mortgaged property or any part thereof, be taken by condemnation, the Mortgagee is hereby empowered to collect and receive all compensation which may be paid for damages to any property not taken, and all condemnation money so received shall at Mortgagee's election, be applied either to the reduction of the indebtedness hereby secured, or to the repair and restoration of any property so damaged, provided that any excess over the amount of the indebtedness shall be delivered to the Mortgagor.

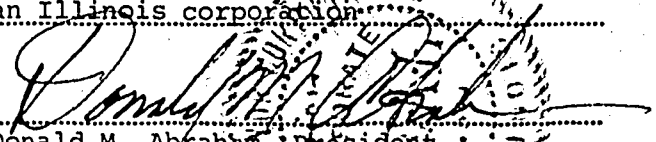
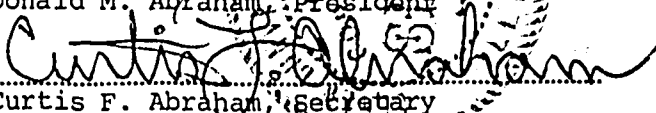
11. That Mortgagor hereby assigns to Mortgagee as additional and collateral security for the indebtedness hereinbefore described, all of the rents, issues and profits accruing under any leases now on said property, or which may hereafter be placed thereon, and all lessees or sub-lessees are hereby directed, upon demand of Mortgagee, to pay said rents, issues and profits direct to Mortgagee, this assignment to become null and void upon release of this mortgage, PROVIDED, however, this assignment shall become effective only upon default by Mortgagor in making payment of any installment of the note.... hereby secured or in the performance of any of the terms and conditions of this mortgage.

12. If all or any part of the mortgaged property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at the Mortgagee's option, declare all sums secured by this Mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee and the person or persons to whom the mortgaged property is to be sold or transferred reach agreement in writing that the credit of such person or persons is satisfactory to Mortgagee and that the interest payable on the sums secured by this Mortgage shall be at such rate as Mortgagee shall request.

13. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants; that whenever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural; that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

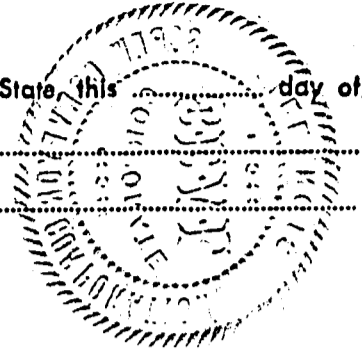
14. This mortgage also secures the payment of any additional loans made by the Mortgagee at its option to the Mortgagor from this date and all instruments evidencing the same.

DATED at Hammond, Indiana, this11th..... day ofDecember....., 1986...

Screw Conveyor Corporation
an Illinois corporation
By: 
Donald M. Abraham, President
By: 
Curtis F. Abraham, Secretary

State of Indiana }
County of Lake } SS:

Before me, the undersigned, a Notary Public in and for said County and State, this day of
....., 19....., personally appeared
.....
and acknowledged the execution of the foregoing mortgage.



Witness my hand and official seal.

.....
Notary Public

My Commission Expires:

.....

State of Indiana }
County of Lake } SS:

Before me, the undersigned, a Notary Public in and for said County and State, this11th..... day of
.....December....., 19.86., personally appeared ..Donald M. Abraham..... and
.....Curtis F. Abraham.....,President..... and
.....Secretary....., respectively of ..Screw Conveyor Corporation
....., a corporation, and acknowledged that as such officers, and
for and in behalf of said corporation, they signed and delivered said mortgage, and caused the corporate
seal of said corporation to be applied thereto, all pursuant to authority given them by the Board of Directors
of said corporation.

Witness my hand and official seal.

Lou Ann Kalapach
.....
Lou Ann Kalapach Notary Public

My Commission Expires:

January 22, 1988
.....

This instrument prepared by ..Vern E. Holzhall.....

Parcel 1: Lots "C" and "D", in Kaufman's Industrial Addition to Hammond, Indiana, in the City of Hammond, Lake County, Indiana, excepting from the above premises that portion or portions embraced within Railroad right of way over and across the same.

Parcel 2: That part of the Southeast quarter of the Southeast quarter of section 25 and that part of the Northeast quarter of the Northeast quarter of Section 36, Township 37 North, Range 10 West of the 2nd Principal Meridian, described as commencing at the Southeast corner of Hoffman and Johnson Streets, same being the Northwest corner of original Block "E", Hoffman's 2nd Addition and running thence South on the East line of Johnson Street, a distance of 400.20 feet to a point; thence East at an angle of 90 degrees 13 minutes measured South to East from the said East line of Johnson Street, a distance of 188 feet; thence South on a line parallel with and 188 feet distant from the East line of Johnson Street a distance of 332.14 feet to the center line of the original River Street, now vacated; thence Southeasterly on the original center line of River Street, now vacated, a distance of

116.23 feet for a place of beginning; thence Southeasterly on the original center line of River Street now vacated, a distance of 211.15 feet; thence East on a line which is at right angles to the original center line of Torrence Avenue now vacated, a distance of 90.24 feet to the original center line of said vacated Torrence Avenue; thence North on the center line of Torrence Avenue, now vacated, a distance of 473.95 feet; thence West on a line making an angle of 89 degrees 59 minutes with last described line a distance of 89.59 feet to the Southeast corner of a three-story brick building; thence Northerly along the outer face of said three-story brick building on a line making an angle of 89 degrees 59 minutes with last described line a distance of 66.88 feet to the Northernmost corner of the East face of said three-story brick building; thence Northwesterly along the outer face of said three-story brick building on a line making an angle of 114 degrees 18 minutes 20 seconds with last described line a distance of 83.63 feet to the Easternmost corner of the North face of said three-story brick building; thence West along the outer face of said three-story brick building on a line making an angle of 155 degrees 40 minutes 40 seconds with last described line a distance of 120.10 feet to the Northwesterly corner of said three-story brick building; thence South along the outer face of said three-story brick building on a line making an angle of 90 degrees 1 minute with last described line a distance of 101.33 feet to the Southwestern corner of said three-story brick building; thence Southerly a distance of 394.49 feet to the place of beginning, excepting therefrom that part of the following described railroad right of way which lies within the boundaries of the West half of the vacated Torrence Avenue: A strip of land 30 feet wide across Blocks "A" and "B" of Hoffman's 2nd Addition to Hammond and across lot 48, F.S. Betz' 2nd Addition to Hammond and 40 feet wide along Torrence Avenue, vacated in the Southeast Quarter of the Southeast quarter of Section 25 and the Northeast quarter of the Northeast quarter of Section 36, Township 37 North, Range 10 West of the 2nd Principal Meridian, said strip of land across Blocks "A" and "B" being 15 feet on each side of a line and along Torrence Avenue 15 feet on the Easterly and 25 feet on the Westerly side of said line which is described as follows:

Beginning at a point in the center of the present track belonging to the Chicago Terminal Transfer Railroad Company located in Baltimore Avenue, formerly Florence Street, produced Southward, said point being 267 feet North from the North line of Hoffman Street; thence Southwesterly by a curved line, tangent to said track, convex to the Southeast having a radius of 287.9 feet a distance of 231.25 feet; thence continuing Southwesterly in a straight line tangent to the last described curved line to a point which is 41 feet East of the East line of Torrence Avenue produced; thence continuing Southwesterly and Southerly by a curved line tangent to last described straight line, convex to the Northwest, having a radius of 287.9 feet a distance of 234.58 feet to a point in the center line of said Torrence Avenue; thence South along said center line of Torrence Avenue to a point which is 250.45 feet North from the intersection of said center line of Torrence Avenue with the Northerly line of the right of way of the Western Indiana Railway (Elgin, Joliet and Eastern Railway Company) produced Westerly; thence Southeasterly by a curved line convex to the Southwest having a radius of 287.9 feet, a distance of 392.41 feet to a point which is 15 feet Northerly measured at a right angle from said Northerly line of right of way of the Western Indiana Railway Company; thence Easterly parallel with the said Northerly right of way line of the Western Indiana Railway Company to the West line of Calumet Avenue, in Lake County, Indiana.

Parcel 3: That part of Section 36, Township 37 North, Range 10 West of the 2nd Principal Meridian, in the City of Hammond, Lake County, Indiana, described as follows: Commencing at the intersection of the North line of said Section 36 and the Easterly line of Hohman Avenue as surveyed for American Steel Foundries by the Lake County Surveyor and recorded on a plat of survey at Crown Point, Indiana, on January 17, 1949; thence East along the North line of said Section 36 a distance of 1,111.58 feet to the point of intersection of the center lines of Johnson Avenue and River Street (now vacated) in said City of Hammond; thence Southeasterly along the center line of said River Street (now vacated) a distance of 605.92 feet to the intersection of the center line of said River Street (now vacated) and the West line of Torrence Avenue (now vacated) which is the point of beginning of the tract hereby quitclaimed; thence South along the West line of said Torrence Avenue (now vacated) a distance of 79.46 feet; thence Northwesterly on a line parallel to the center line of said River Street (now vacated) a distance of 254.68 feet; thence North on a line parallel to the West line of said Torrence Avenue (now vacated) a distance of 79.46 feet to the center line of said River Street (now vacated) thence Southeasterly on the center line of said River Street (now vacated) a distance of 254.68 feet to the place of beginning, in Lake County, Indiana.