Please record and return to: GALUMET FEDERAL SAVINGS & LOAN ASSOCIATION 8-429470 7007 CALUMET AVENUE HAMMOND, INDIANA 46324

CALUMET FEDERAL SAVINGS AND LOAN ASSOCIATION

HAMMOND, INDIANA

918760 911513

MORTGAGE

Ausbang Glenn K. Huber and Eva THIS INDENTURE WITNESSETH, That: \_\_

MORTGAGE AND WARRANT \_ and State of \_\_\_\_Indiana Lake to the CALUMET FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized under the laws of the States of America, with principal offices in the City of Hammond, Indiana, the following described real

and State of <u>Indiana</u> Lake situated in the county of \_

> Part of the fractional North half of the Northwest quarter of Part of the fractional North hair of the Northwest quartur of Section 36, Township 35 North, Range 10 West of the Second Principal Meridian, described as follows: Beginning at a point 200 feet West of the Northwest corner of the Northwest Quarter of said Section; thence South along a line that is parallel to the East line of the Northwest quarter of said parallel to the East line of the northwest quarter of sale ##8ection (and #which ris along the West line of property conveyed to Allesandro Blaylock and Elizabeth A. Blaylock, husband and wife, in Warranty Deed recorded July 13, 1984, as Document #764518) a distance of 243,03 feet more or less to the North Dorell, Husband and Wife, recorded May 11, 1977, as Document #405961; thence West on the said North line of property described in Document #405961 a distance of 381.48 feet; thence South on the West line of said property described in Document #405961 a distance of 778.95 feet to the Southwest corner of said property described in Document #405961; thence west on a line 300 feet North of and parallel to the South line of the North half of said Northwest quarter, a distance of 1157.07 feet, more or less, to the East line of Pleasant Hill Farm Subdivision, recorded in Plat Book 37, page 7; thence North along the East line of said Pleasant Hill Farm Subdivision 957.12 feet to the Northeast corner of Lot 1 of said Subdivision; thence West 364.00 feet along the North line of said Lot 1 to the Northwest corner thereof, said point being also in the West line of said Northwest quarter; thence North along the West line of said Northwest quarter 62.10 feet to the Northwest corner of the Merthylatter. Section 36; thence East along the North line of said Northwest the Mortgage in the principal sum of quarter 1893,98 feet to the point of beginning, all in Lake County, Indiana, and containing 29.65 acres more or less.

together with all and singular profits thereof and therefrom, as thereon, to secure the payment, 73,600.00

interest as provided in said note

granted Receivers in such cases.

The Mortgagors expressly covered to the following described ments as the same become due and real estate, to-wit: Part of the Borth Half against loss or damage by fire or st of the Borthwest Quarter of Section 36, loss payable clauses to said Mortgage Township 35 North, Range 10 West of the Second t and agree to pay by paying to the Mortgage in monthly installments simultaneously Principal Meridian, in Lake County, Indiana, paid by said Mortgagors, which additions described as follows:

when due, and in the event the sum abo Beginning at the Bortheast corner of the of paying said taxes, assessments and insurance premiums, of paying said taxes, assessments and insurance in monthly installments summanded paid by said Mortgagors, which additions when due, and in the event the sum abd beginning at the Northeast corner of the premiums, the said Mortgagors shall pay Northwest Quarter of Section 36; thence the event said monthly payments shall South along the East line of said Northwest the payment of taxes, insurance premium on a line that is parallel to the South line be made every year thereafter until the upon said premises or allow said premise a distance of 200.13 feet, more or less; and repair; and (6) in the event of the fast line of the Northwest Quarter of said Section 36; thence North on a line that is parallel to the East line of the East line of the Dorthwest Cuarter of said Section 36; thence North on a line that is parallel to the East line of the East line of the Northwest Cuarter of said Section 36; thence North on a line that is parallel to the East line of the East line of the East line of the Northwest Cuarter of said Section 36; thence North on a line that is parallel to the East line of the East line of the East line of the Northwest Cuarter of said Section 36; thence North on a line that is parallel to the East line of the Northwest Cuarter of said Section 36; thereof, the Mortgagee may pay such taxes and e therefor, together with interest increased two mortgage.

In the event of any default in the days, the Mortgagee may declare the entity of beginning.

reasonable attorney's fees after default. its levied against said real estate and improve-

ging, as well as the rents, income such

1992 provided in said note, with

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The Mortgagors shall make no material literations to said real estate or remove any improvements therefrom without the written consent of the Mortgagee, and shall not permit or suffer any legal proceedings to be instituted against said real estate; and it is further understood and agreed that this mortgage is made subject to all Regulations and By-Laws of said Mortgagee, which are hereby ratified and made a part of this contract, and all amendments thereto that may be made before the final payment of this loan.

The Mortgagors agree to reimburse Mortgagee by additions to the mortgage loan balance for all expenses caused Mortgagee in connection with illigation, consultations, services, and documentation resulting from Mortgagors alleged acts of omission or commission.

The Mortgagors agree not to sell or convey the mortgaged premises, without the consent of the mortgagee, so long as any part of the debt hereby secured remains unpaid, and that the violation of this provision will accelerate the maturity of the indebtedness secured hereby and cause the entire unpaid balance of said indebtedness to become immediately due and payable, at the option of the Mortgagee, without notice, and the indebtedness hereby secured shall bear interest increased to the maximum rate allowable by law from and after the date of such sale or conveyance.

This mortgage shall secure the payment of any additional notes made hereafter by Mortgagors to Mortgagee for any purpose within the discretion of the Mortgagee, PROVIDED ONLY, that the aggregate principal amount of the indebtedness secured hereby shall at no time exceed the original amount thereof, excepting for the provisions made hereinabove for the payment of taxes, insurance and repairs.

This mortgage shall be binding on the undersigned, their heirs, personal representatives, successors, grantees and assigns,

It is agreed that time is of the essence of this contract and that no waiver of any obligations hereunder shall at any time hereafter be held waiver of the terms hereof or of the note secured hereby.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals, on this, the 6th

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TITLE

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GALUMET FEDERAL SAVINGS & LOAN ASSOCIATION 8-4294767007 CALUMET AVENUE

HAMMOND, INDIANA 46324

## UMET FEDERAL SAVINGS AND LOAN ASSOCIATION

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HAMMOND, INDIANA

## MORTGAGE

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	THIS INDE	ENTURE	WITNESSETH	, That: _	Glenn	Κ.	Huber	and	Eva	A.	Huger	, Thu	ısbar	i <del>d, a</del> i	ad
of the	County o	of .	Lake	ന്നർ	State of	I	ndiana		ļ	MOR	125 124 124 127	AW1	fe WAT	PO.T	2 _
to the	CALUME	T FEDE	RAL SAVINGS	& LOA	N ASSOCIAT	rion	, a corpor	ation c	organ	ized un	der the	dws.	t the l		
State	s of Amer	ica, wit	h principal of	ices in	the City of I	Hami	nond, Inc	liana,	the	followin	ng desc	ribed	real		
										_	_			-	

Lake and State of Indiana situated in the county of \_\_\_ ., to-wit:

Part of the fractional North half of the Northwest quarter of Section 36, Township 35 North, Range 10 West of the Second Principal Meridian, described as follows: Beginning at a point 200 feet West of the Mortheast corner of the Northwest Quarter of said Section; thence South along a line that is parallel to the dost line of the Northwest quarter of said Section (and which is along the West line of property conveyed to 7.50 dosestion). Lin

together with all and singular the tenements, appurtenances, rights, easements and privileges thereunto belonging, as well as the rents, income and profits thereof and therefrom, as well as all heating, air conditioning, plumbing and lighting fixtures and all other equipment and appliances thereon, to secure the payment, when the same becomes due of a promissory note of even date, payable to the Mortgagee in the principal sum of 73,600.00 due and payable on or before the 5th day of April , 1992 proved in said note, with

The Mortgagors expressly covenant and agree (1) to pay all taxes and special assessments levied against said real estate and improvements as the same become due and payable; (2) to keep all improvements located upon said real estate or hereafter located thereon insured against loss or damage by fire or such other events as the Mortgagee may require with insurers approved by the Mortgagee with suitable loss payable clauses to said Mortgagee; which said taxes and insurance, the Mortgagors covenant and agree to pay by paying to the Mortgagee in monthly installments simultaneously with the installments to become due as provided in the aforesaid mortgage note, as an additional amount to be paid by said Mortgagors, which additional amount is to be used by the Mortgagee in the payment of said taxes, assessments and insurance premiums, when due, and in the event the sum above provided does not furnish sufficient funds for the purpose of paying said taxes, assessments and insurance premiums, the said Mortgagors shall pay such additional amounts therefor as the Mortgagoe may from time to time require, provided however, that in the event said monthly payments shall at the expiration of each calendar year, during the existence of this mortgage, be found to be more than sufficient to pay said taxes, assessments and insurance premiums, then such over-plus, if any, shall be applied upon succeeding annual periods for the payment of taxes, insurance premiums and assessments to accrue during the following annual period, and a similar application and adjustment shall be made every year thereafter until the debt for said taxes, assessments and insurance premiums are fully paid; (3) to permit no waste to be committed upon said premises or allow said premises to be used for any illegal or immoral purposes; (4) to keep and maintain said premises in good condition. and repair; and (5) in the event of the failure of the Mortgagors to keep these covenants, or any part thereof, the Mortgagee may pay such taxes and assessments, procure such insurance or make such repairs and any sums so expended by said Mortgagee therefor, together with interest increased two

interest as provided in said note from date until paid, all without relief from valuation and appraisement laws with reasonable attorned's fees after default.

In the event of any default in the payment of said note or the covenants of this mortgage, and the continuance of such default for sixty (60) days, the Mortgagee may declare the entire debt due and foreclose said mortgage, and in such event The Mortgagors shall pay all costs of said foreclosure, including the cost of continuations of abstracts, or costs of guaranty policy and attorney's fees and court costs, and in such event the Mortgagee is hereby given the right to obtain the appointment of a Receiver, who shall take possession of said real estate under the usual powers and authority granted Receivers in such cases.

percent (2%) per annum above the contract rate shall be and become a part of the debt secured by the mortgage.

The Mortgagors shall make no material alterations to said real estate or remove any improvements therefrom without the written consent of the Mortgagee, and shall not permit or suffer any legal proceedings to be instituted against said real estate; and it is further understood and agreed that this mortgage is made subject to all Regulations and By-Laws of said Mortgagee, which are hereby ratified and made a part of this contract, and all amendments thereto that may be made before the final payment of this loan.

The Mortgagors agree to reimburse Mortgagee by additions to the mortgage loan balance for all expenses caused Mortgagee in connection with litigation, consultations, services, and documentation resulting from Mortgagors alleged acts of omission or commission.

The Mortgagors agree not to sell or convey the mortgaged premises, without the consent of the mortgagee, so long as any part of the debt hereby secured remains unpaid, and that the violation of this provision will accelerate the maturity of the indebtedness secured hereby and cause the entire unpaid balance of said indebtedness to become immediately due and payable, at the option of the Mortgagee, without notice, and the indebtedness hereby secured shall bear interest increased to the maximum rate allowable by law from and after the date of such sale or conveyance.

This mortgage shall secure the payment of any additional notes made hereafter by Mortgagors to Mortgagee for any purpose within the discretion of the Mortgagee, PROVIDED ONLY, that the aggregate principal amount of the indebtedness secured hereby shall at no time exceed the original amount thereof, excepting for the provisions made hereinabove for the payment of taxes, insurance and repairs.

This mortgage shall be binding on the undersigned, their heirs, personal representatives, successors, grantees and assigns,

It is agreed that time is of the essence of this contract and that no waiver of any obligations hereunder shall at any time hereafter be held be a waiver of the terms hereof or of the note secured hereby.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals, on this, the 6th

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IN WITNESS WHEREOF, the Mortgagors have he	ereunto set their hands and seals, on this, the 6th day	100					
of April , 1987 .  Clenn K. Huber (Se	Eva A. Huber  (Seal)						
STATE OF INDIANA COUNTY OF LAKE  Before me, the undersigned, a Notary Public with	hin and for the county and state aforesaid, this 6th day	· ;					
of <u>April</u> , 1987, personally appeared: <u>Glenn K. &amp; Eva A. Huber</u> and acknowledged the execution of the foregoing Mortgage to be their free and voluntary acts and deeds, for the uses and purposes therein set forth.							
Witness my hand and Notarial seal, as of the d	lay and year first hereinabove written.						
My commission Expires:	$\mathcal{O}(1)\mathcal{O}(1)$						
June 25, 1988	John Die Color Bublio	-					
This document prepared by	Zoe Ann Rice Notary Public Resident of Lake County, Indiana						
Lawrence S. Tomczak.	in a second of the second of t	:					

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