ALIEN V	HATCH ID		V,		
-KATHLEE!	N-HATCH		First Federal S	Savings Bank of In	idiana
	TWOOD-DRIVE		P.O. Box 11110	And the second	, r 1144
- LOWELL,	IN 46356		Merrillville,	IN 46411	
	MORTGAGOR		· ,	MORTGAGEE	*
L	"I" includes each mortgagor a	above.	"You" means the mor	tgagee, its successors and a	assigns,
REAL ESTATE MO	RTGAGE: For value received.	. — ALLEN-V HATCH	L_JR_and_KATHI	EEN_HATCH wew	• .
scribed below and	all rights, easements, annur	you onAugust_l rtenances, rents, leases and e ill called the "property").	5,_1987	, the re	eal estate de
3. S. A. C. C. C. A. M. M. P. C.	e la companya de la companya della companya della companya de la companya della c		and intrice improve	omonto and iixtures that m	iay now or at
PROPERTY ADDRI	ss:608_DRIFT	WOOD_DRIVE	(Street)	-	
LEGAL DESCRIPTI	LOWELL	(City)	, In	diana <u>46356</u> (Zip Code)	<u></u> ,
MEGOUILI		<i>y</i>			
LOT 134 II IN PLAT BO	NAWOODLAND HILLS FO OOK 38 PAGE 11, IN	URTH ADDITION TO THE F	IE TOWN OF LOWELI ECORDER OF LAKE	., AS PER PLAT THE COUNTY, INDIANA.	REOF, RE
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	• • • • • • • • • • • • • • • • • • • •				
located in	LAKE	Cou	nty, Indiana.		H
TITLE: I covenant	and warrant title to the prop	erty, except for encumbrance	s of record, municipal a	nd zoning ordinances, curr	ent taxes and
assessment	s not yet due and	N/A		and the second s	erioria Production of Production
		ment of the secured debt and			
The secured	debt is evidenced by (descri A First Loan Agree	ibe the instrument or agreement_dated_August_1	ent secured by this morto	gage and the date thereof):	
The above o	bligation is due and payable	onJuly_15, 199	92	if no	ot paid earlier
The total un	paid balance secured by this	mortgage at any one time sl	all not exceed a maximu	m principal amount of	
any of the c	ovenants and agreements co	vanced under the terms of this national in this mortgage. It is secured even though all or paths the terms of the note or loan		4	14.
□ *		obligation secured by this n containing the terms under v			
secured debt and	in any riders described below	ns and covenants contained o			evidencing th
☐ Commer	cial Construction	¬x N/A			
SIGNATURES: 1 2	knowledge recaipt of a copy	of this mortgage on the date	stated above,		ा अस्तिकार के स्टिन्स स्टिन्स के अस्तिकार के स्टिन्स
	10 21/2/2		1 Avrille	en Olation	
Alelici	N.V. HATCH, JR.		KATHLEENCH	ATCH	
			A STATE OF THE STA		
					Commence of the State Commencer
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	NT: STATE OF INDIANA,			, Colina ss	
On this	15th day of	August 1	987, before me, .	, County set	
On thisa Notar	15th day of			n, Jr.	
On this a Notar and ^K a	15th day of ry Fublic thleen Natch	August 1	Allen V. Hatò	h, Jr.	interrundent
On this a Notar	15th day of ry Fublic thleen Natch	August 1	Allen V. Hatò		i instrugion
On this a Notar and ^K a	15th day of ry Fublic thleen Natch	August 1	Allen V. Hatò		I instruction
On this a Notar and ^K a	15th day of ry Fublic thleen Natch n expires; 8-2-91 ake County	August , 1	Allen V. Hato and acknowledged the		intercurrent
On this a Notar and ^K a	15th day of ry Fublic thleen Natch n expires; 8-2-91 ake County	August 1	Allen V. Hato and acknowledged the		Instrument
On this a Notar and ^K a My commissio Res. La	15th day of ry Fublic thleen Natch n expires; 8-2-91 ake County	August , 1, personally appeared andall H. Walker, 'A	Allen V. Hato and acknowledged the		Indiana

COVENANTS

- 1. Payments. Lagree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt (exclusive of interest or principal), second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.
- 2. Claims against Title. I will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, and other charges relating to the property when due. You may require me to provide to you copies of all notices that such amounts are due and the receipts evidencing my payments. I will defend title to the property against any claims that would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
- 3. Insurance. I will keep the property insured under terms acceptable to you at my expense and for your benefit. This insurance will include a standard mortgage clause in your favor. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
- 4. Property. I will keep the property in good condition and make all repairs reasonably necessary. I will give you prompt notice of any loss or damage to the property.
- 5. Expenses. I agree to pay all your expenses, including reasonable attorneys' fees, if I breach any covenants in this mortgage or in any obligation secured by this mortgage. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
- 67. Default and Acceleration. If I fall to make any payment when due or breach any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may either accelerate the maturity of the secured debt and demand immediate payment or exercise.

 Any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
- 7. Assignment of Rents and Profits. I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you may, as provided by law, have the court appoint a receiver and the receiver may take possession and manage the property and collect the rents, income and profits. Any rents you collect shall be applied first to the costs of managing the property, including all taxes, assessments, insurance premiums, repairs, court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
- 8. Prior Security Interests. I will make payments when due and perform all other covenants under any mortgage, deed of trust, or other security agreement that has priority over this mortgage. I will not make or permit any modification or extension of any mortgage, deed of trust or other security interest that has priority over this mortgage or any note or agreement secured thereby without your written consent. I will promptly deliver to you any notices I receive from any person whose rights in the property have priority over your rights.
- 9. Leaseholds; Condominiums; Planned Unit Developments. I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
- 10. Authority of Mortgagee to Perform for Mortgagor. If I fail to perform any of my duties under this mortgage, or any other mortgage, deed of trust, lien or other security interest that has priority over this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect from time to time on the secured debt.

- 11. Inspection. You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.
- 12. Condemnation I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Walver. By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again. I waive all rights of valuation and appraisement.
- 14. Joint and Several Liability; Co-signers; Successors and Assigns Bound. All duties under this mortgage are joint and several. If I sign this mortgage but do not sign the secured debt I do so only to mortgage my interest in the property to secure payment of the secured debt and by doing so, I do not agree to be personally liable on the secured debt. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

15. Notice. Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by certified mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

- 16. Transfer of the Property or a Beneficial Interest in the Mortgagor. If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
- 17. Release. When I have paid the secured debt, you will release this mortgage without charge to me. I agree to pay all costs to record this mortgage.

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