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MERCANTILE NATIONAL BANK
OF INDIANA
HAMMOND, INDIANA 46320
5243 Hollman Ave

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That

Mercantile National Bank of Indiana, as Trustee, under Trust Agreement dated September 15, 1987, and known as Trust No. 5033

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:

(See attached for legal description)

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 Six Hundred Thousand and No/100---- DOLLARS, (600,000.00), 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 agree to pay the sum of money above secured, without relief from valuation or appraisal 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 Six Hundred Thousand and No/100---- Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with interest thereon, shall be a part of the debt secured by this mortgage.

*Five (5) per cent over the rate stated in the note.

In Witness Whereof, the said mortgagor have hereunto set their seal this 21st day of December 1988
MERCANTILE NATIONAL BANK OF INDIANA,
AS Trustee, under Trust Agreement
dated September 15, 1987 and known
as Trust No. 5033
SEE SIGNATURE PAGE ATTACHED

STATE OF INDIANA, COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this _____ day of _____ 19____, came _____, and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal.

My Commission expires _____ Notary Public

This instrument prepared by: Vern F. Holzhall

TICOR TITLE INSURANCE
Crown Point, Indiana

LILLIAN A. BLASTICK
RECORDER, LAKE COUNTY
CROWN POINT, INDIANA 46307

144595-P

Handwritten initials and number 700

Being a subdivision of that part of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows: Beginning at the Southeast corner of Fairmeadow 24th Addition, Block 3, A Planned Unit Development to the Town of Munster, as recorded in Plat Book 54, page 50 in the Office of the Recorder of Lake County, Indiana; thence North $01^{\circ}18'32''$ East along the East line of said Block 3, a distance of 175.00 feet to a point of curve; thence Northeasterly on a curve concave to the Southeast and having a radius of 205.00 feet, an arc distance of 63.84 feet; thence South $71^{\circ}42'03''$ East, a distance of 467.91 feet to the Westerly line of Columbia Avenue (100 feet wide); thence South $18^{\circ}17'57''$ West, along the Westerly line of Columbia Avenue, a distance of 164.34 feet to the North line of Fran-Lin Parkway (100 feet wide); thence Westerly along the North line of Fran-Lin Parkway on a curve concave to the South and having a radius of 1293.53 feet, an arc distance of 412.55 feet; thence North $89^{\circ}58'28''$ West along the North line of Fran-Lin Parkway, a distance of 2.38 feet to the point of beginning containing 1.9235 acres, more or less, all in the Town of Munster, Lake County, Indiana.

Now known as Lot 1 in Fairmeadow 24th Addition Block 5 to the Town of Munster, as per plat thereof, recorded in Plat Book 64 page 52, in the Office of the REcorder of Lake County, Indiana.

