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MERCANTILE NATIONAL BANK

OF INDIANA

HAMMOND, INDIANA

ROBERT "BOB" FREELAND
RECORDER

APR 6 10 04 AM '90

STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED FOR RECORD

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That

L. Peter Knoerzer, Jr.

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:

Lots 43 and 44 and the north half of lot 42, in block 71, Woodmar Unit 21 in Plat Book 17, page 24, in Lake County, Indiana

Commonly known as 7331 Woodmar, Hammond, Indiana

Document is
NOT PUBLIC
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 Four Thousand DOLLARS, (\$64,000.00) 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 his interest may appear and the policy duly assigned to the mortgagee, in the amount of Sixty Four Thousand 00/100 Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with per cent interest thereon, shall be a part of the debt secured by this mortgage.

In Witness Whereof, the said mortgagor has hereunto set his hands and seal this 3rd day of April 19 90

L. Peter Knoerzer, Jr.
L. Peter Knoerzer, Jr.

.....(Seal).....(Seal)

.....(Seal).....(Seal)

.....(Seal).....(Seal)

STATE OF INDIANA, Lake COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this

..... day of 19....., came

..... L. Peter Knoerzer, Jr.

....., and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

Charles Jones
Notary Public

My Commission expires 1-3-93

This instrument prepared by: Barbara Loomis

4.00
CK/E