B2007488

REAL ESTATE MORTGAGE

(INDIANA DIRECT-NOT FOR PURCHASE MONEY)

Port 69

MORTGAGE DATE

 $\frac{1}{MO} - \frac{24}{DAY} - \frac{92}{YEAR}$

MORTGAGOR(S)!	D BETWEEN THE PARTIES LIST			
	MORTGAGEE	and and are the second second second		
NAME(S) F	NAME(S)			
Donald (Edward) French	\ \ \			
Donard Edward French				
V CONTRACTOR OF THE CONTRACTOR	CALUMET NATIONAL BANK			
4334 Elm	5231 HOHMAN AVE,			
CITY	CITY			
Hannond	HAMMOND			
COUNTY	COUNTY	STATE		
Lake Indiana	ment is	INDIANA.		
WITNESSETH:		Five Thousand Nine		
That whereas, in order to evidence Hundred Seventy Four and 80/100	donus do the Mortgages in the sum of	dollars		
(\$ 5,974 : 80") for money loaned by the Mortgagee, the	Apridagor(s) executed and delivered	his		
Instalment Note & Security Agreement of even date, Devable as thereb	v provided to the order of the Mortal	gee in lawful money of the United States of		
America at the office of the Mortgagee in the City of Hemmond, Lake College, and with interest after maturity, until pale, at the rate elated in the	ounty, Indiana, with attorney's fees, w	ithout relief from valuation and appraismen		
payable as follows:	e instalment Note & Security Agreer	nent of even date, said indebtedness being		
in instalments of \$ 199.16	begins	ning on theday of		
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February 19 92 and contin	uing on the same day of each and ev	ery month thereafter until fully paid.		
Now therefore, the Mortgagor(s) in consideration of the money con-	currently loaned as aforesaid, and in	order to secure the prompt payment of said		
Indialment Note & Courity Agreement and the transfer	and the same of th			
Instalment Note & Security Agreement, and to better insure the punctual	and faithful performance of all and sit	ngular the covenants and agreements herein		
undertaken to be performed by the Morgagor(s) do(es) hereby MORT	and faithful performance of all and sit	ngular the covenants and agreements herein		
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together with all and singular the tenements, hereditaments, privileges and appurtenances thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof, and all buildings and improvements thereon, or that may hereafter be placed thereon; also all the fixtures of every kind and nature necessary or proper for the use and maintenance of said real estate and premises that are now or may hereafter be placed thereon; and, also the right, title; interest and estate of the Mortgagor(s) in and to said premises; hereby releasing and waiving all rights under and by virtue of any and all valuation and appraisement laws of the State of Indiana, and all right to retain possession of said premises after any default in payment of the indebtedness hereby secured, or in any part thereof, or breach of any of the covenants or agreements herein contained.

MOREOVER, the Mortgagor(s) expressly covenant(s) and agree(s) with the Mortgagee as follows, to-wit:

CNB-267

To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of Indiana, acceptable to the Mortgagee, which policy shall contain a loss-payable clause in favor of the Mortgagee as its interest may appear, and if the Mortgagor(s) fail to do so, they hereby authorize Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of indebtedness of the Mortgagor(s) for a period not exceeding the term of such indebtedness and to charge Mortgagor(s) with the premium thereon, or to add such premium to the indebtedness of the Mortgagor(s), and provided, however, that it shall not be obligatory upon the Mortgagee to advance funds for this purpose.

If Mortgagee elects to walve such insurance, Mortgagor(s) agree to be fully responsible for damage or loss resulting from any cause whatsoever, Mortgagor(s) agree that any sums advanced or expended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mortgagor(s) further agree: to pay all taxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property when due in order that no lien superior to that of this mortgage and not now existing may be created against the property during the term of this mortgage, and to pay, when due, all instalments of interest and principal on account of any indebtedness which may be secured by a lien superior to the lien of this mortgage and existing on the date hereof, provided that if Mortgagor(s) fail to make any of the foregoing payments, the Mortgagee, at its discretion, may pay the same on behalf of the Mortgagor(s) and may charge Mortgagor(s) with the amount so paid, adding the same to the indebtedness of the Mortgagor(s), which is secured hereby, and 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, assessments or special assessments or into the necessity of such repairs, to exercise due diligence in the operation; management and occupation of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property in its present condition and repair, normal and ordinary depreciation excepted.

If default be made in the terms of conditions of the debt or debts hereby secured or of any of the terms of this mortgage, or in the payment of any instalments when due, or if the Mortgagor(s) shall become bankrupt or insolvent, or make an assignment for the benefit of creditors; or have a receiver appointed, or should the mortgaged property or any part the reof be attached, levied upon or seized, or if any of the representations, warranties or statements of Mortgagor(s) herein contained be incorrect or if the Mortgagor(s) shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby secured shall, at the Mortgagor(s) shall abandon the mortgaged property with the rents, issues, income and profits therefrom with or without foreclosure or other proceedings. Mortgagor(s) shall pay all costs, including reasonable attorney's fees, expenses of receivership and any additional expenses which may be incurred or paid by Mortgagor in connection with any suit or proceeding to which ill may be a party by reasonable fee for the search made and preparation for such toreclosure of this mortgage, Mortgagor(s) will pay to Mortgagoe, in addition to taxable costs; a reasonable fee for the search made and preparation for such toreclosure, together with all other and further expenses of upkeep and repair made in order to place the same in a condition to be sold:

No failure on the part of the Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of the Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgague may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, successors, executors, administrators and assigns of the parties hereto.

STATE OF	INDIANA, } SS:	TULUT	WITNE:	ပေ WHEREOF, said Mortga d year first above writtenî	gor(s) hereunto set han	d and seal
COUNTY		and to road County Office	The state of the s			· () i
State, on t	, the undersigned, a Notary Public in a	ind for said Coulty and		Sonal & dies	end Trend	Seal
State, on t	1118	eav o	Mortgager	Donald Edward I	rench	(0041)
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and ackno	wledged the execution of the above ar	nd foregoing mortgage.				
	y Signature and Seal	ia io o Bain B mon Baba.		مندراي يواوم		(Seal)
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İ	P. O. BOX 69					
V	HAMMOND, IN 46325					
E	INSTALMENT LOAN DEPT.					
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THIS IN	ISTRUMENT PREPARED BY:	unristian P. H	ienaron, II	<u>istallment Loan (</u>	71.11661	