THIS MORTGAGE, made the Michael J. Demas clinic called Morgagor, MORTGAGES AND WARRANTS to American Trust & Savings Bank. Worston, hereinster with its successors and assigns, called Morgagee, the property squated in the Morgagor III and State of Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows, to the County of Lake Indiana legally described as follows and profits thereof. and all plumbine, beginning the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of Lake Indiana legally described as follows: the County of L	•	
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(6) I hat it default be made in the payment of any taxes, assessments or other governmental charges assessed against the Mortgaged Premises, or in procuring and maintaining insurance required to the maintained too said Mortgaged Premises or paying the premiums therefore, or in keeping the buildings and improvements in good repair, or in providing for the repair, care or attention of the Mortgaged Premises, or complying with the laws, ordinances, regulations and requirements of any governmental body affecting the Mortgaged Premises, or in keeping any other agreement herein contained, the Mortgaged may pay said staxes, assessments and other governmental charges affecting the Mortgaged Premises, may effect such immance and pay the premiums therefore make or cause such necessary repairs, care or attention to be given the Mortgaged Premises, may procure abstracts, to be searches and tax histories and may cause any one or more of them to be extended from time to time, and the moneys paid for any one or more or all of said purposes shall drom the time of payments be due and payable to the Mortgagee with interest thereon at the per annum rate in effect on the Note at the affine an advance is made under this paragraph and shall become part of the indebtedness secured hereby.

(7) Should any right, title or interest in the Mortgaged Premises or any partithereof atomy time be superior to the right, title and interest of the Mortgagee for should any tax-lien beminde or levied against the Mortgaged Premises for delinquent taxes of any kind or nature, or if any breach of warrainty, with respect to this mortgage shall at any time exist, or should default be made in the proint paint payment of any of the indebtedness secured hereby, or in the performance of any of the covenants of agreements herein contained, or contained in the note of other agreement with Mortgagee, and should such default continue for thirty. (30) days, all of the indebtedness secured hereby shall at the option of the mortgagee and without notice, become and be due and payable immediately, mortgage in any manner authorized by law shall be deemed an exercise of said option unless such proceedings on their face indicate otherwise.

(8) That in the event of the occurrence of any one or more of the events mentioned in paragraph Six-hereof, it's half be lawful for the said! Mortgagee, it's successors and assigns and it is hereby authorized and compowered to sell or cause to be sold the property hereby mortgaged pursuants to the statute insuche as made and provided, and out of the proceeds of said sale to retain all sums then the underpayable under the terms of said inder the terms hereof. The Mortgagor expressly agrees to pay the sum of money above secured and Mortgagee's collection charge and attorneys received and the relief of from valuation and appraisement has said.

(9) In order to more fully protect the security of this mortgaget

(A) Afrequested by the Mortgagee, the Mortgager will, at the time of closing adeposit with the Mortgagee mannount which, together within the payments specified in subparagraph 18 of this paragraph; will aggregate a sum sufficient to enable the Mortgagee toppay, the realises takes and assessments that the Mortgagee estimates with the levied against the Mortgaged Premises during the ensuing tax-year one (1) unonth before such taxes and assessments become deliquentiplus an amount which together with the payments designated in subparagraph B of this paragraph, with tagererate a sum sufficient to enable the Mortgagee to pay the premiums on the tire and other thazard insurance required to be placed on the Mortgaged Premises one (1) month before the next premium becomes due.

(B) the addition to the monthly partiems of the month of the month of the monthly partie in addition to the monthly partiems of the annual real estate taxes and assessments from time to since estimated by the Mortgagee to be assessed against the Mortgaged Fremises pins an annual equal to 1712 of the annual premions from time required to maintain the line and hazard insurance required to be placed on the Mortgaged Premises as estimated by the Mortgagee.

Subject to paragraph Nine, all sums received by the Mortgage spursuant to this paragraph or to paragraph Nine shall be held by the Mortgagee for the account of the Mortgage in the payment of sandbuxes, assessments and insurance premiums.

(10) If the total payments and cby the Mortgagorato the Mortgagorato the presentation the preceding paragraph for the purposes therein stated, shall exceed the amount at any three equired for such purposes, such exceed the amount at any three equired for such purposes, such exceed the amount at any three equired for such purposes, such exceed that the Mortgagorato the Mortgagoratoratoral to pay such taxes, assessments and insurance premiums when dues the Mortgagor shall, one (1) month prior to the due date thereofs pay to the Mortgagoratoral the Mortgagoratoral to pay in the Mortgagoratoral to pay to the Mortgagoratoral to pay in the time when the Mortgagoratoral to pay to the Mortgagoratoral to pay in the time when the Mortgagoratoral to pay the Mortgagoratoral for the payment of taxes, assessments and insurance premiums on the indebtedness secured hereby in any manner at its sole discretion.

(11) No Sale of the premises hereby mortgaged, no forbeit soces on the part of the Mortgagee, and no exension of the time for the payment of the debt secured, given by Mortgagee, shalltoperate for the secured discharge, modify, change or affect the original liability of Mortgagor, norshall the lien of, this instrument be altered, thereby. In the event of the sale or transfer by operation of law, or otherwise, of all or any part of sale Mortgaged Premises, said Mortgagee is thereby, authorized and empowered to deal with such vendee or transferce, with reference to any of the Universe conditions hereof, as fully and to the same extent as it might then with the original parties hereto and without in any way releasing or discharging any of the liabilities or undertakings hereunder:

(12) That the Mortgagor will furnish to the Mortgagee:

(A) Within ninety (90) days after each fiscally ear of said Mortgagor, adetailed report of the operations of said Mortgagor for such year, including atbalance sheet and statements of profit and loss and surplus of said Mortgagor, unaudited but certified as correct by an authorized representative of said Mortgagor.

(B) Promptly, such other information as said Mortgagee, its successors or assigns, may reasonably request.

(13) Transfer of the Property: Assumption. If all or any part of the Property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior-written consentaceuding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for equipment, (c) the transfer, by devise, descent-or by operation of law upon the death of a joint tenant or (d) the grantic of any leasehold interest of three years or less noticentaining an option to purchase. Mortgagee may, at Mortgagee's option; declare all the sums secured by this Mortgage to be inimediately due and payable? Mortgagee shall have waived such option to accelerate it, prior to the sale or transfer. Mortgagee and the person to whom the Property is to be sold or transfer each agreement in writing that the credit of such person is satisfactory to Mortgagee and that the interest payable on the sums secured by this Mortgage shall be at such rate as Mortgage shall request. If Mortgagee has waived the option to accelerate provided in this paragraph, and if Mortgagor's successor in interest has executed a written assumption agreement accepted in writing by Mortgagee, Mortgage shall release Mortgagor from all obligations under this Mortgage and the Note.

(14) It is further agreed that in case Mortgagee herein shall be a party to any suit filed in any court by reason of its being Mortgagee herein, or is attempy time called upon to defend said! Mortgage and interest in and to said property under the terms of said. Mortgage, the Mortgager will pay unto the Mortgagee all expenses incurred by said Mortgagee, including a reasonable attorney. Ice, in so defending its interest in said property by reason of said. Mortgage, improtecting the lien thereof, or improtecting itselft in said suit.

The convenant herein contained shall bind, the benefits and advantages shall inure, to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural; the phiral the singular and the use of any gender shall be applicable to all genders.