

6-43487

MERCANTILE NATIONAL BANK
OF INDIANA
HAMMOND, INDIANA

200 W Ridge Road
Griffith, IN 46319

93021092

REAL ESTATE MORTGAGE

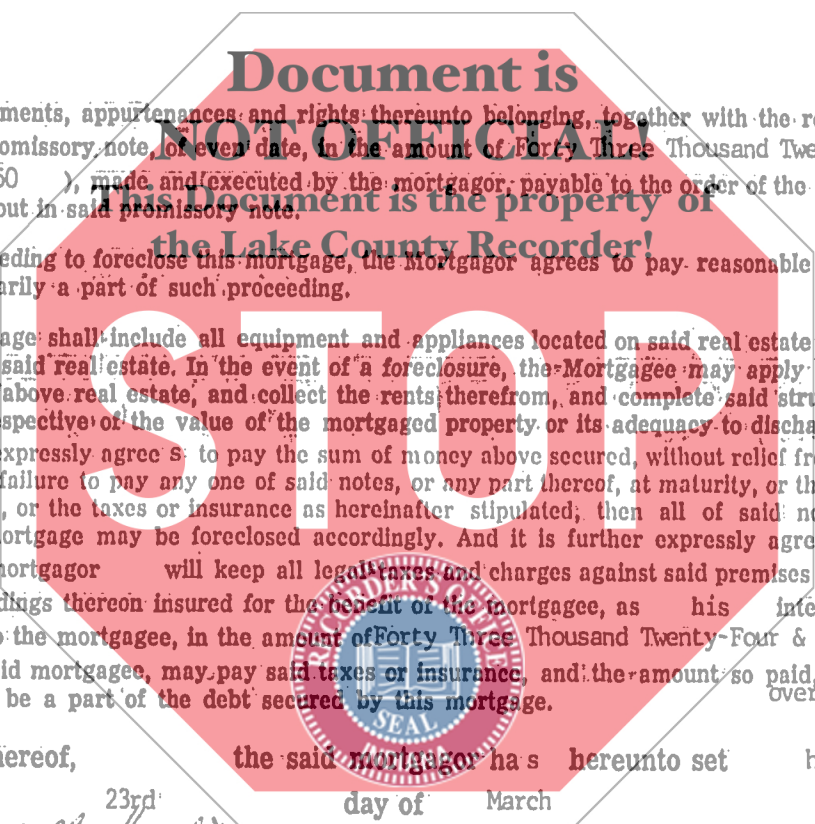
THIS INDENTURE WITNESSETH, That Milan Nikolich and Milena Nikolich (deceased

APR 5 9 07 AM '93
STATE RECORDER

STATE OF INDIANA'S S.M.O.
LAKE COUNTY
FILED FOR RECORD

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 EXHIBIT "A"



together with the tenements, appurtenances and rights thereunto belonging, together with the rents therefrom, to secure the payment of one promissory note, for even date, in the amount of Forty Three Thousand Twenty-Four & 50/100 DOLLARS, (\$43,024.50), 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 agrees 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 Forty Three Thousand Twenty-Four & 50/100 Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with 2% per cent interest thereon, shall be a part of the debt secured by this mortgage. over rate stated in note

In Witness Whereof, the said mortgagor has hereunto set his hands and seal this 23rd day of March 19 93

Milan Nikolich (Seal) (Seal)
Milan Nikolich
..... (Seal) (Seal)
..... (Seal) (Seal)

STATE OF INDIANA, LAKE COUNTY, ss:
Before me, the undersigned, a Notary Public in and for said County, this

23rd day of March 19 93, came
Milan Nikolich

....., and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal.

My Commission expires 10/9/94 Notary Public
Spide Harwood

This instrument prepared by: F. Ainutis

LM
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EXHIBIT "A"

Situated in the City of Dyer, County of Lake, and State of Indiana, and is further described as follows:

A parcel of land being a part of the Southwest Quarter of Section 12, Township 34 North; Range 10 West of the 2nd P.M.; more particularly described as follows:

Beginning at a point 656.56 feet South, 89 degrees 25 minutes 00 seconds East of the Northwest corner of the Southwest Quarter of said Section 12; thence continuing South 89 degrees 25 minutes 00 seconds East along the North line of the Southwest Quarter of said Section 12 for a distance of 660 feet; thence South for a distance of 645.47 feet; thence North 89 degrees 27 minutes 00 seconds West for a distance of 660 feet; thence North for a distance of 645.85 feet to a point on the North line of the Southwest Quarter of Section 12, that point also being the point of beginning. Containing 10 acres more or less, all in Lake County, Indiana.

More commonly known as: 15515 113th Avenue
Dyer, Indiana 46311

