B (oい NBD Bank, N.A. Mortgage (Installment Loan) - India	ana N-1025
This Mortgage is made on 94022531 March 17	, 1994 , between the Mortgagor,
David M and Deanne M Budzielek whose address is 7312 Locust St Gary IN 46403	and the Mortgages NRD Rank N A
a national banking association, whose address is 8585 Broadway ME	Errillville IN 46410 and the Mongagee, NBD Bank, N.A.
(A) Definitions.	
(1) The words "Borrower", "you" or "yours" mean each Mortgagor, whether (2) The words "we", "us", "our" and "Bank" mean the Mortgages and its a	
(2) The words "we", "us", "our" and "Bank" mean the Mortgagee and its s(3) The word "Property" means the land described below. Property includes	all buildings and improvements now on the land or built in the future. Property
also includes anything attached to or used in connection with the land or	that attached or used in the future, as well as proceeds, rents, income, royalties attached or used in the future, as well as proceeds, rents, income, royalties as have as owner of the land, including all mineral, oil, gas and/or water rights
(B) Security. As security for a loan agreement dated MArch 17, 1994	for credit in the TOTAL AMOUNT of \$ 36,600.00
including all extensions, amendments, renewals, modifications, refinancings and	nd/or replacements of that loan agreement, you mortgage and warrant to us, suffec
to liens of record, the Property located in the City/Town of Gar	· · · · · · · · · · · · · · · · · · ·
Lot 21, Block 9, Norcott's Addition to Indiana. (shown in Plat book 1, page 14, Lake County, India	
shown in Plat book 1, page 14, Lake County, India	ana.
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(C) Borrower's Promises. You promise to:	substance affecting the Property is necessary, you shall promptly take all necessary
(1) Pay all amounts when due under your loan agreement, including interest, and to perform all duties of the loan agreement and/or this Mortgage.	remedial actions in accordance with applicable environmental laws.
(2) Pay all taxes, assessments and liens that are assessed against the Property when	(E) Default. If you do not keep the promises you made in this Mortgage or you had to meet the terms of your loan agreement, you will be in default. If you are in default, we may use any of the rights or remedies stated in your loan agreement.
they are due. If you do not pay the taxes, assessments or liens, we can pay them, if we choose, and add what we have paid to the amount you owe us	default, we may use any of the rights or remedies stated in your loan agreement including, but not limited to, those stated in the Default, Remedies on Default
under your loan agreement with interest to be paid as provided in the loan agreement.	and/or Reducing the Credit Limit paragraphs or as otherwise provided be applicable law. If we accelerate your outstanding balance and demand payment in full, you give us the power and authority to sell the property according to pro-
(3) Not execute any mortgage, security agreement, assignment of leases and rentals or other agreement granting a lien against your interest in the property	full, you give us the power and authority to sell the property according to proceedures allowed by law. The proceeds of any sale will be applied first to an costs and expenses of the sale, including the costs of any environmental investigation.
without our prior written consent, and then only when the document gran- ting that lien expressly provides that it shall be subject to the lien of this	costs and expenses of the sale, including the costs of any environmental investigation or remediation paid for by us, then to reasonable attorney's fees and the to the amount you owe us under your loan agreement.
Mortgage. (4) Keep the Property in good repair and not damage, destroy or substantially schange the Property.	(F) Due on Sale. If you sell or transfer all or any part of the Property or any interes in the Property without our prior written consent, the entire balance of wha
(5) Keep the Property insured against loss or damage caused by fire or other	you owe us under your loan agreement is due immediately.
be payable to us and name us as Insured Mortgagee for the amount of your	main, you shall continue to pay the debt in accordance with the terms of the
loan. You must deliver a copy of the policy to us if we request it. If you do not obtain insurance, or pay the premiums, we may do so and add what we have paid to the amount you owe us under your loan agreement with interest	loan agreement until any award or payment shall have been actually receive by you. By signing this Mortgage, you assign the entire proceeds of any awar or payment and any interest to us
have paid to the amount you owe us under your loan agreement with interest to be paid as provided in the loan agreement. At our option, the insurance proceeds may be applied to the balance of the loan, whether or not due, or	or payment and any interest to us. (H) Other Terms. We do not give up any of our rights by delaying or failing to exer
proceeds may be applied to the balance of the loan, whether or not due, or to the rebuilding of the Property.	cise them at any time. Our rights under the loan agreement and this Mortgag are cumulative. You will allow us to inspect the Property on reasonable notice
(6) Keep the Property covered by flood insurance if it is located in a specially—designated flood hazard zone.	This shall include the right to perform any environmental investigation that we deem necessary and to perform any environmental remediation required under
(D) Environmental Condition. You shall not cause or permit the presence, use, disposal or release of any hazardous substances on or in the Property. You shall	environmental law. Any investigation or remediation will be conducted solel for our benefit and to protect our interests. If any term of this Mortgage is found
not do, nor allow anyone else to do, anything affecting the Property that is in violation of any environmental law. You shall promptly give us written notice	to be illegal or unenforceable, the other terms will still be in effect. We may at our option, extend the time of payment of any part or all of the indebtedness
of any investigation, claim, demand, lawsuit or other action by any governmen-	secured by this mortgage, reduce the payments or accept a renewal note, without the consent of any junior lienholder. No such extension, reduction or renewal
hazardous substance on the Property. If you are notified by any governmental or regulatory authority that any removal or other remediation of any hazardous	shall impair the lien or priority of this Mortgage, nor release, discharge or affective personal liability to us.
By Signing Below, You Agree to All the Terms of This Mortgage.	A HA MY XIMI S
Witnesses:	X LAUNIAN MINISTER STATE OF THE
	Mortgagor David M Budzle ek
Print Name:	
X	X Dame Bergeelt
Print Name:	Mortgagor Denne M Budziel
Print Name:	
X	
Print Name: STATE OF INDIANA)	
COUNTY OF Lake	1. 1. 1. ma
The foregoing instrument was acknowledged before me on this	17 day of March 19 94
byDavid M aixi require in recommendation	Mil XI
Drafted by: C.P. CONNORS, VICE PRESIDENT	X Notary Public, Lake County, India
C.P. CUNIORS, VICE INCLUSION	My Commission Expires: 11/11/94
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	When recorded, return to:
NBD 299IB 4/93	
BAN'	IK COPY