	NBD Bank, N.A. Mortgage (Installment Loan) - Indi	iana N-1069
۱,	This Mortgage is made onApril 4 94026591	, 19 <u>94</u> , between the Mortgagor,
	whose address is 1175 Shelby St. Gary. IN 4640 n national banking association, whose address is 8585 Broadway Mer	
(A) Definitions.	
	(i) The words "Borrower", "you" or "yours" mean each Mortgagor, wheth	The state of the s
	also includes anything attached to or used in connection with the land of Property also includes all other rights in real or personal property you n	es all buildings and improvements now on the land or built in the future. Hoperty r attached or used in the future, as well as proceeds rental noome, royalles, etc. may have as owner of the land, including all minaging oil, gas and/or water rights.
(B) Security. As security for a loan agreement dated April 4, 199	94 for credit in the TOTAL AMOUNT of \$ 40,000. 805
	including all extensions, amendments, renewals, modifications, refinancings a to liens of record, the Property located in the of	und/or replacements of that loan agreement, you nite reage agreement to it Jubject Gary County Indiana, described as:
	That part of Lot 26 which lays parallel to	and 8 feet East of the West Time of said lot ds in the City of Gary as shown in Plat blocks
((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. (E) Default. If you do not keep the promises you made in this Mortgage or you fail
	(2) Pay all taxes, assessments and liens that are assessed against the Property when they are due. If you do not pay the taxes, assessments or liens, we can pay	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
	them, if we choose, and add what we have paid to the amount you owe us under your loan agreement with interest to be paid as provided in the loan	including, but not limited to, those stated in the Default, Remedies on Default, and/or Reducing the Credit Limit paragraphs or as otherwise provided by ap-
	agreement.	plicable 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	cedures allowed by law. The proceeds of any sale will be applied first to any costs and expenses of the sale, including the costs of any environmental investiga-
	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	tion or remediation paid for by us, then to reasonable attorney's fees and ther to the amount you owe us under your loan agreement.
	Mortgage. (4) Keep the Property in good repair and not damage dectroy on substantially	(F) Due on Sale. If you sell or transfer all or any part of the Property or any interest
	change the Property.	in the Property without our prior written consent, the entire balance of what
	(5) Keep the Property insured against loss or damage caused by fire or other hazards with an insurance carrier acceptable to us. The insurance policy must	(G) Eminent Domain. Notwithstanding any taking under the power of eminent do-
	be payable to us and name us as Insured Mortgagee for the amount of your loan. You must deliver a copy of the policy to us if we request it. If you do	main, you shall continue to pay the debt in accordance with the terms of the loan agreement until any award or payment shall have been actually received
	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	by you. By signing this Mortgage, you assign the entire proceeds of any award or payment and any interest to us.
	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	(H) Other Terms. We do not give up any of our rights by delaying or failing to exer-
	to the rebuilding of the Property.	cise them at any time. Our rights under the loan agreement and this Mortgage 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
(1	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 use	environmental law. Any investigation or remediation will be conducted solely 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 governmental or regulatory agency or private party involving the Property or release of any	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 affect your personal liability to us.
_	J.SEA	you personal monny to us.
	ly Signing Below, You Agree to All the Terms of This Mortgage. Vitnesses:	
>		X X X X X X X X X X X X X X X X X X X
P	rint Name:	Morgagor Daniel/J. Vance
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7		X Mortgagor
P	rint Name:	X Mortgagor
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		and the second s
P	rint Name:	2
>	C	
_		Carpan
	rint Name: TATE OF INDIANA)	
	COUNTY OF LALL	111
T	he foregoing instrument was acknowledged before me on this	411 day of 1971, 19 74
b	NGB Book, N.A.	, Morigagors
F	Prafted by:	x Mrya Dota
_	C. P. Connors, Vice President	Notary Public, County, Indiana My Commission Expires: 7_11_9v
		My Commission Expires: 7-11,90
		When recorded, return to:
_		NBD Bank 1 Indiana SQuare M1300
	ED 2004 A/01	Indianapolis, IN 46266

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