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## NBD Bank, N.A. Mortgage (Installment Loan) - Indiana

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Inaper46366	

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ose address is 9223 Pottowatomi Trail, Gary, IN	N 46403 and the Mortgagee, NBD Bank, N.A.
ational banking association, whose address is 1 Indiana Squar	re, Indianapolis, IN 46266
Definitions.	
(1) The words "Borrower", "you" or "yours" mean each Mortgagor, whether sin (2) The words "we", "us", "our" and "Bank" mean the Mortgagee and its success	
(3) The word "Property" means the land described below. Property includes al	buildings and improvements now on the land or built in the future. Propert
also includes anything attached to or used in connection with the land or at Property also includes all other rights in real or personal property you may ha	tached or used in the future, as well as proceeds, rents, income, royalties, etc.
Security. As security for a loan agreement dated10/21/95	for credit in the TOTAL AMOUNT of \$ 20,000.00
including all extensions, amendments, renewals, modifications, refinancings and/	or replacements of that loan agreement, you mortgage and warrant to us, subject
	County, Indiana, described a
The Southwesterly 20 feet by paralle and the Northeasterly 30 feet by para	
18, Block 9, Young's Dunelands, in the	he City of Gary, as
shown in Plat Book 21, page 44, Lake	County, Indiana.
	- 1977年 - 19
Borrower's Promises. You promise to:	substance affecting the Property is necessary, you shall promptly take all nece
(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.	sary remedial actions in accordance with applicable environmental laws.  (E) Default. If you do not keep the promises you made in this Mortgage or you fa
(2) Pay all taxes, assessments and liens that are assessed against the Property	to meet the terms of your loan agreement, you will be in default. If you are in d
when 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	fault, we may use any of the rights or remedies stated in your loan agreement is cluding, but not limited to, those stated in the Default, Remedies on Defau
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 by appli Law. If we accelerate your outstanding balance and demand payment in fu
(3) Not execute any mortgage, security agreement, assignment of leases and	you give us the power and authority to sell the property according to procedur allowed by law. The proceeds of any sale will be applied first to any costs and e
grentals or other agreement granting a lien against your interest in the property	penses of the salet including the costs of any environmental investigation or r
that lien expressly provides that it shall be subject to the lien of this Mortgage.	mediation paid for by us, then to reasonable attorney's fees and then to the mounty on one us under your loan agreement.
14) Keep the Property in good repair and not damage, destroy or substantially change the Property.	(F) Due on Sale. If you sell or transfer all or any part of the Property or any interest in the Property without our prior written consent, the entire balance of what you
(5) Keep the Property insured against loss or damage caused by fire or other haz-	owe us under your loan agreement is due immediately.
ards with an insurance carrier acceptable to us. The insurance policy must be payable to us and name us as Insured Mortgagee for the amount of your loan.	(G) Eminent Domain. Notwithstanding any taking under the power of eminent d
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	main, you shall continue to pay the debt in accordance with the terms of the lo agreement until any award or payment shall have been actually received by you
paid to the amount you owe us under your loan agreement with interest to be	By signing this Mortgage, you assign the entire proceeds of any award or pa ment and any interest to us.
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 to the re-	(H) Other Terms. We do not give up any of our rights by delaying or failing to ex-
building of the Property.	cise them at any time. Our rights under the loan agreement and this Mortgage a cumulative. You will allow us to inspect the Property on reasonable notice. The
(6) Keep the Property covered by flood insurance if it is located in a specially	
designated flood hazard zone.	necessary and to perform any environmental remediation required under en
designated flood hazard zone.  Environmental Condition. You shall not cause or permit the presence, use, dis-	necessary and to perform any environmental remediation required under en ronmental law. Any investigation or remediation will be conducted solely for or
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