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MORRIS W. CARTER
RECORDER

198502782



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

Chicago Title Insurance Company

This Mortgage is made on DECEMBER 11, 1998, between the Mortgagor,

LARRY L BURGER AND VERNA M BURGER

whose address is 15618 WICKER AVE, CEDAR LAKE, IN 463039365 and the Mortgagee, NBD Bank, N.A.,

a national banking association, whose address is ONE INDIANA SQUARE, 7152, INDIANAPOLIS, IN 46266.

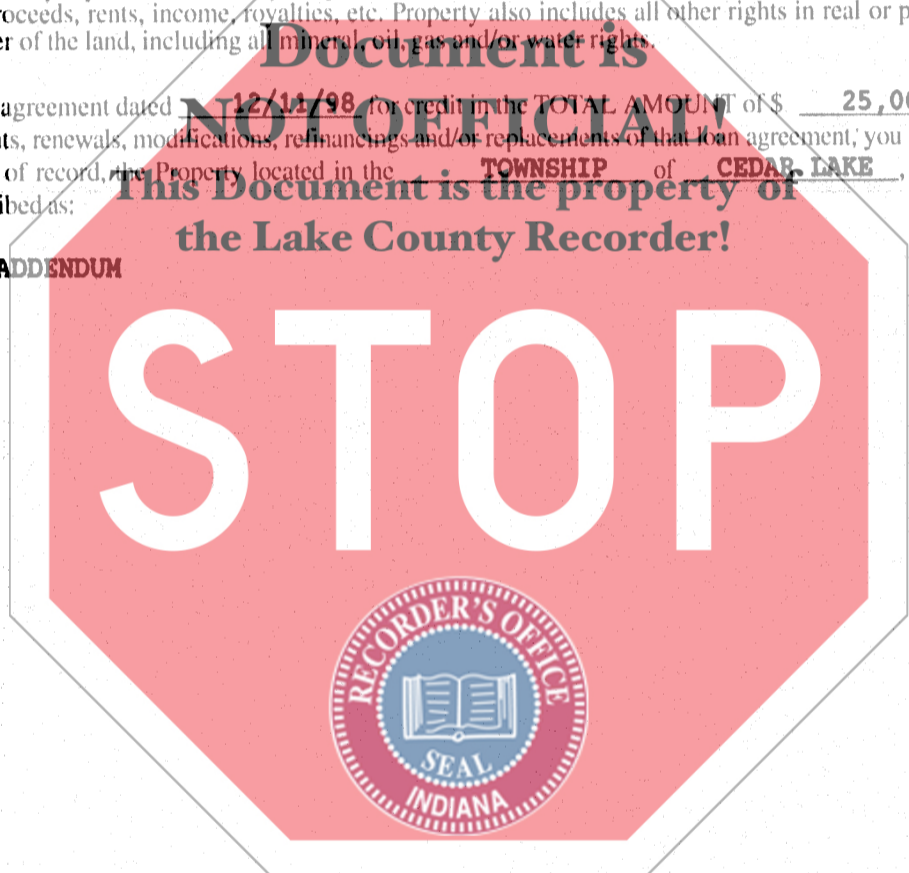
(A) Definitions.

- (1) The words "Borrower" means each person, who signed the loan agreement described below under "Security".
- (2) The words "Mortgagor", "you" or "yours" mean each Mortgagor, whether single or joint, who signs below.
- (3) The words "we", "us", "our" and "Bank" mean the Mortgagee and its successors or assigns.
- (4) 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 attached or used in the future, as well as proceeds, rents, income, royalties, etc. Property also includes all other rights in real or personal property you may have as owner of the land, including all mineral, oil, gas and/or water rights.

(B) Security.

As security for a loan agreement dated 12/11/98 for credit in the TOTAL AMOUNT of \$ 25,000.00, including all extensions, amendments, renewals, modifications, refinancings and/or replacements of that loan agreement, you mortgage and warrant to us, subject to liens of record, the Property located in the TOWNSHIP of CEDAR LAKE, LAKE County, Indiana, described as:

SEE ATTACHED ADDENDUM



(C) Mortgagor's Promises. You promise to:

- (1) Perform all duties of this Mortgage.
- (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 them, if we choose, and add what we have paid to the amount owed us under the loan agreement, with interest, to be paid as provided in the loan agreement.
- (3) Not execute any mortgage, security agreement, assignment of leases and rentals or other agreement granting a lien against your interest in the property without our prior written consent, and then only when the document granting that lien expressly provides that it shall be subject to the lien of this Mortgage.
- (4) Keep the Property in good repair and not damage, destroy or substantially change the Property.
- (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 be payable to us and name us as Insured Mortgagee for the amount 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 owed us under the 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 to the rebuilding of the Property.
- (6) Keep the Property covered by flood insurance if it is located in a specially designated flood hazard zone.

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(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 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 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 hazardous substance on the Property. If you are notified by any governmental or regulatory authority that any removal or other remediation of any hazardous substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with applicable environmental laws.

(E) **Default.** If you do not keep the promises you made in this Mortgage or if Borrower fails to meet the terms of the loan agreement, you will be in default. If you are in default, we may use any of the rights or remedies stated in the loan agreement 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 applicable law. If we accelerate the outstanding balance and demand payment in full, you give us the power and authority to sell the property according to procedures 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 investigation or remediation paid for by us, then to

reasonable attorney's fees and then to the amount owed us under the loan agreement.

(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 is owed us under the loan agreement is due immediately.

(G) **Eminent Domain.** In the event of any taking under the power of eminent domain, you assign the entire proceeds of any award or payment and any interest to us.

(H) **Other Terms.** We do not give up any of our rights by delaying or failing to exercise 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. This shall include the right to perform any environmental investigation that we deem necessary and to perform any environmental remediation required under 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 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 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 shall impair the lien or priority of this Mortgage, nor release or discharge this Mortgage.

By Signing Below, You Agree to All the Terms of This Mortgage.

X *Larry L Burger*
Mortgagor
LARRY L BURGER

X *Verna M Burger*
Mortgagor
VERNA M BURGER

STATE OF INDIANA
COUNTY OF Lake

The foregoing instrument was acknowledged before me on this 11TH day of DECEMBER 1998.

by LARRY L BURGER AND VERNA M BURGER, Mortgagors.

Drafted by:
Laurie Lincoln
ONE INDIANA SQUARE, SUITE M1304
INDIANAPOLIS, IN 46266

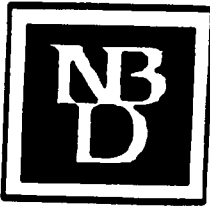
X *Floy P. Holst*
Notary Public, Lake County, Indiana
My Commission Expires: January 31, 2001
My County of Residence: Lake

When recorded, return to:

83131226318 90M

NBD - HOME EQUITY CENTER
ONE INDIANA SQUARE, SUITE M1304
INDIANAPOLIS, IN 46266

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ADDENDUM TO MORTGAGE

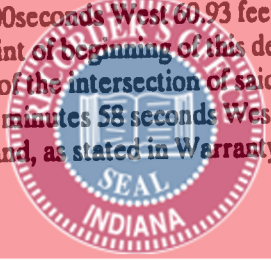
LEGAL DESCRIPTION

Document is NOT OFFICIAL!

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LEGAL DESCRIPTION:

Part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 33 North, Range 9 West of the Second Principal Meridian, more particularly described as follows: Beginning at the Southeast corner of said 40 acre tract and running; thence North along the East line thereof a distance of 661.78 feet; thence West parallel with the South line of said tract a distance of 658.97 feet; thence South parallel with the East line of said tract a distance of 661.59 feet to the South line of said 40 acre tract; thence East along the South line of said 40 acre tract 660.11 feet; more or less to the point of beginning; excepting the West 200 feet thereof and excepting the North 330 feet thereof, in Lake County, Indiana; and except the following: All that part lying Easterly of the following line: Commencing at the Southeast corner of Section 5, Township 33 North, Range 9 West, Lake County, Indiana; thence South 8 degrees 10 minutes 00 seconds West 140.99 feet along the South line of said section; thence North 0 degrees 50 minutes 00 seconds West 60.93 feet to the Northwestern boundary of the intersection of U. S. R. 41 and 157th Avenue and the point of beginning of this description; thence North 70 degrees 59 minutes 32 seconds East 97.14; feet along the boundary of the intersection of said U. S. R. 41 and 157th Avenue to the West boundary of said U. S. R. 41; thence North 1 degrees 03 minutes 58 seconds West 240.53 feet along the boundary of said U. S. R. 41 and terminating on the North line of the owners land, as stated in Warranty Deed recorded March 7, 1980 as Document No. 576647



DATE: 12-11-98

Larry L. Burger

TITLE HOLDERS ADDRESS OF PROPERTY USED AS SECURITY

Derna M. Burger

TITLE HOLDERS

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