

3.

REAL ESTATE MORTGAGE

This Indenture Witnesseth, That, C.C.W., Inc.(the "Mortgagor"), **Mortgages and Warrants** to REGIONAL federal credit union(the "Mortgagee"), the following described real estate in Lake County, Indiana:

See Attachment A

(hereinafter referred to as the "Mortgaged Premises") together with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures and improvements now or hereafter belonging, appertaining, attached to, or used in connection with, the Mortgaged Premises, and all rents, issues, income and profits thereof.

This mortgage is given to secure the performance of the provisions hereof and the payment of a certain promissory note ("Note") dated , in the principal amount of \$80,000.00 with interest as therein provided and with a final maturity date of 06/01/2021.

Said principal and interest are payable as follows:

The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that:

- 1. Payment of Indebtedness.** The Mortgagor shall pay when due all indebtedness secured by this mortgage, on the dates and in the amounts, respectively, as provided in the Note in the mortgage, without relief from valuation and appraisal laws, and with attorneys fees.
- 2. No Liens.** The Mortgagor shall not permit any lien of mechanics or materialmen to attach to and remain on the Mortgaged premises or any part thereof for more than 45 days after receiving notice thereof from the Mortgagee.
- 3. Repair of Mortgaged Premises; Insurance.** The Mortgagor shall keep the Mortgaged Premises in good repair and shall not commit waste thereon. The Mortgagor shall procure and maintain in effect at all times adequate insurance from an insurance company acceptable to the Mortgagee against loss, damage to, or destruction of the Mortgaged Premises because of fire, windstorm or other such hazards in such amounts as the Mortgagee may reasonably require from time to time, and all such insurance policies shall contain proper clauses making all proceeds of such policies payable to the Mortgagee and the Mortgagor as their respective interests may appear. All such policies of insurance shall be delivered to and retained by the Mortgagee until the indebtedness secured hereby is fully paid.
- 4. Taxes and Assessments.** The Mortgagor shall pay all taxes or assessments levied or assessments levied or assessed against the Mortgaged Premises, or any part thereof, as and when the same become due and before penalties accrue.
- 5. Advancements to protect Security.** The Mortgagee may, at his option, advance and pay all sums necessary to protect and preserve the security intended to be given by this mortgage. All sums so advanced and paid by the Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest from the date or dates of payment at the rate of 6.00% per annum. Such sums may include, but are not limited to, insurance premiums, taxes, assessments and liens which may be or become prior and senior to this mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorney's fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this mortgage or to the Mortgaged Premises.
- 6. Default by Mortgagor; Remedies of Mortgagee.** Upon default by the Mortgagor in any payment provided for herein or in the Note, or in the performance of any covenant or agreement of the Mortgagor hereunder, or if the Mortgagor shall abandon the Mortgaged Premises, or if a trustee or receiver shall be appointed for the Mortgagor or for any part of the Mortgaged Premises, except if said trustee or receiver is appointed in any bankruptcy action, then and in any such event, the entire indebtedness secured hereby shall become immediately due and payable at the

2015 AUG 31 4 09 PM '15

STATE OF INDIANA
LAKE COUNTY RECORDER
2015 AUG 31 AM 11:05
SPECIAL ORDER



Fidelity National Title recorded this document as an accommodation. Fidelity did not examine the document or the title of the real estate affected.

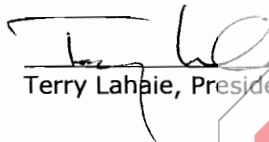
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option of the Mortgagee, without notice and this mortgage may be foreclosed accordingly. Upon such foreclosure the Mortgagee may continue the abstract of title to the Mortgaged Premises, or obtain other appropriate title evidence, and may add the cost thereof to the principal balance due.

7. **Non-Waiver; Remedies Cumulative.** No delay by the Mortgagee in the exercise of any of his rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of his rights hereunder shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of his rights or remedies hereunder successively or concurrently.
8. **Extensions; Reductions; Renewals; Continued Liability of Mortgagor.** The Mortgagee at his option, may extend the time for the payment of the indebtedness, or reduce the payments thereon, or accept a renewal note or notes therefore, without consent of any junior lien holder, and without the consent of the Mortgagor if the Mortgagor has then parted with the title to the Mortgaged Premises. No such extension, reduction or renewal shall affect the priority of this mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to the Mortgagee.
9. **General Agreement of Parties:** All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this mortgage. When applicable, use of the singular form of any word also shall mean or apply to the plural and masculine form shall mean and apply to the feminine or the neuter. The titles of the several paragraphs of this mortgage are for convenience only and do not define, limit or construe the contents of such paragraphs.

In Witness Whereof, the Mortgagor has executed this mortgage, on May 27, 2016.


Terry Lahaie, President of C.C.W., Inc.

STATE OF Indiana

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Terry Lahaie who acknowledged the execution of the foregoing, and who, having been duly sworn, stated that the representations contained herein are true.

Witness my hand and notarial seal on the 27th day of May, 2016.

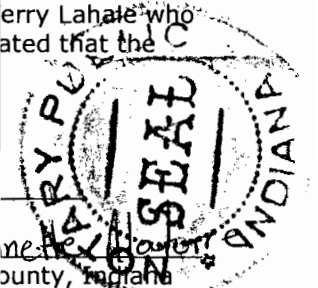



(Signature of Notary Public)

Printed Name of Notary Public: Anne Alatoni

Resident of Porter County, Indiana

My Commission expires: 9-10-2023



This Instrument Prepared By:
Michael Peters, Executive Vice President

Attachment A

Property Address: 111 N. Lake Park Avenue, Hobart, Indiana

PARCEL 1B:

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 7 West of the 2nd Principal Meridian, in the City of Hobart, Lake County, Indiana. Described as follows: beginning at a point on the East line of Lake Park Avenue and 114.74 feet North of the intersection of the East line of North Lake Park Avenue with the North line of Ridge Road (The North Lake park Avenue being 60 feet in width, the center line of said Avenue being the West line of said section 29 and the North line of Ridge Road being 30 feet Northerly and parallel to the established center line of said road); Thence North 00 degrees 00 minutes 00 seconds East along the East line of Lake Park Avenue 29.3 feet; thence South 60 degrees 13 minutes 00 seconds East and parallel to the northerly line of Ridge Road, 195.54 feet; thence South 29 degrees 47 minutes 00 seconds West, 53.65 feet; thence North 60 degrees 09 minutes 00 seconds West, 104.79 feet; thence North 39 degrees 58 minutes 02 seconds West, 81.22 feet, more or less, to the point of beginning.

PARCEL 2A:

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 7 West of the 2nd Principal Meridian, in the City of Hobart, Lake County, Indiana. Described as follows: commencing at a point on the Northerly right of way line of Ridge Road and 124 feet Southeastly (measured along said Northerly right of way line) of its intersection with the East line of Lake Park Avenue; thence Northeasterly at Right angles to the Northerly Right-of-way line of Ridge Road, 71.35 feet to the place of beginning; thence continuing Northeasterly on said line 53.65 feet; thence Westerly and parallel with the Northerly right-of-way line of Ridge Road, 195.54 feet to the East line of Lake Park Avenue; thence North along the East line of Lake Park Avenue, 63.37 feet; thence East and parallel with the Northerly line of Ridge Road, 237.35 feet; thence Southwesterly at right angles with the Northerly right of way of Ridge Road, 108.65 feet; thence Northwesterly and parallel to the Northerly line of Ridge Road, 10 feet to the place of beginning.

