

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 048543

2017 AUG -4 AM 9:01

OLNACS # 27116972

MICHAEL B. BROWN
RECORDED

After Recording Return to: PNC Bank, Consumer Lending
6750 Miller Rd., Brecksville, OH 44141



Mortgage
(This Mortgage Secures Future Advances)

THIS MORTGAGE is made on **07/18/2017**.
The name(s) and address(es) of the Mortgagor(s) (are) **BARRY G CLANTON**
unmarried

If there is more than one, the word "Mortgagor" refers to each and all of them.
The name and address of the Mortgagee (Lender) are **PNC Bank, National Association**. **PNC Bank**
6750 Miller Road
Brecksville, OH 44141

The word "Borrower" means **BARRY G CLANTON**.

If there is more than one, the word "Borrower" refers to each and all of them.
Mortgagee has granted to Borrower a home equity line of credit, providing for a Maximum Credit Limit (that is, a maximum amount of indebtedness) of **Ninety-Six Thousand Dollars And Zero Cents** (U.S. \$96,000.00) under the terms of Borrower's written agreement (referred to herein as the "Agreement"), dated **07/18/2017**, under which amounts are payable and due on or before **07/22/2057**. Mortgagee is obligated, under terms set forth in the Agreement, to make future advances during the Draw Period of the Account. Mortgagee is not obligated to make advances which would cause the principal balance outstanding to exceed the Maximum Credit Limit and is not obligated to make advances after the Account is terminated or during periods when further extensions of credit are prohibited or suspended as provided in the Agreement. By the Agreement, Borrower has agreed to repay the advances in monthly installments with interest.

This Mortgage secures to Mortgagee: (a) the principal amount of the debt evidenced by the Agreement, as amended, supplemented or modified from time to time, the repayment of all future advances, obligations and indebtedness of Borrower under the Agreement up to the Maximum Credit Limit and all future modifications, extensions and renewals thereof and the Mortgage shall be valid and have priority to the extent of the Maximum Credit Limit over all subsequent liens and encumbrances, including statutory liens, excepting solely taxes and assessments levied on the Property given priority by law, to the same extent as if such future advances, modifications, extensions and renewals existed on the date of the Mortgage; (b) the repayment of interest and other charges as provided in the Agreement; (c) the payment of all other sums, with interest thereon, advanced hereunder for the payment of taxes, assessments, maintenance charges, insurance premiums and costs incurred to protect the security of this Mortgage; (d) the payment of all of Mortgagee's costs of collection, including costs of suit and, if permitted by law, reasonable attorneys' fees and expenses, if suit is filed or other action is taken to collect the sums owing or to protect the security of this Mortgage; (e) payment of any refinancing, substitution, extension, modification, and/or renewal of any of the indebtedness and other amounts mentioned in subparagraphs (b), (c) and (d) of this paragraph; (f) the performance of Mortgagor's and/or Borrower's covenants and agreements under this Mortgage and the Agreement; and (g) the repayment of the debt evidenced by any agreement which was replaced by the Agreement, to the extent that such debt is owed to Mortgagee and has not been paid. For this purpose, Mortgagor does hereby mortgage, warrant, grant and convey the Mortgagee the following described property, together with all improvements now or hereafter erected, and all easements, rights and appurtenances thereon, located at and known as:

7248 PIERCE ST	MERRILLVILLE	IN	46410	LAKE
Recording Date	12/16/1999			
Deed Book Number	99104827	Page Number		N/A
Tax Parcel Number	45-12-16-153-007.000-030			
Uniform Parcel Number	MERRILLVILLE	Tax ID	008-08-15-0433-0037	
Lot and Block Number	N/A N/A			

The word "Property" herein shall mean all of the foregoing mortgaged property.

To have and to hold the Property unto the Mortgagee, its successors and assigns, forever. Provided, however, that if the Mortgagor and/or Borrower shall pay to Mortgagee the said debt, interest and all other sums and perform all covenants and agreements secured hereby, and if Borrower has no further right to obtain advances of credit under the Agreement, then and from thenceforth, as well, this present Mortgage and the estate hereby granted and conveyed by it shall cease, determine and become void and of no effect, notwithstanding anything to the contrary in this Mortgage.

Warranty of Title. Mortgagor warrants and represents to Mortgagee that: (a) Mortgagor is the sole owner of the Property, and has the right to mortgage and convey the Property; (b) the Property is unencumbered except for encumbrances now recorded; and (c) Mortgagor will defend the title to the Property against all claims and demands except encumbrances now recorded. *JTS*

Default. Mortgagor will be in default under this Mortgage upon a default under the terms of the Agreement.

\$55.00 E

✓ # 0002033730

EXHIBIT A

**Document is
NOT OFFICIAL!**

Credit Request #: ID2027116771

LOT 224 IN TURKEY CREEK SOUTH, UNIT NO. 5, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TAX ID: 008-08-15-0433-0037.

**This Document is the property of
the Lake County Recorder!**

Parcel # 45-12-16-153-007.000-030

STOP

