

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2023-028191

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

8:36 AM 2023 Oct 6

INDEMNIFYING MORTGAGE

This **INDEMNIFYING MORTGAGE** (the "Mortgage") is made effective as of **September 25, 2023**, by **Christopher T. Gore** with an address of **5816 Bleacher Ave, in Portage, Indiana 46368** ("Borrower"), for the benefit of **DEMOTTE STATE BANK**, an Indiana state bank, with an address of **210 S. Halleck St. PO Box 400, DeMotte, IN 46310** ("Lender"). Borrower hereby irrevocably grants, encumbers, conveys, assigns, transfers, mortgages and warrants to Lender, its successors and assigns, all of its estate, title and interest in and to the following, now existing or hereafter arising in the real property located in **Hobart, Lake County, Indiana** and all buildings and improvements now existing or hereafter placed thereon, to wit:

LOT 34 IN PALM GARDENS, UNIT NO. 2, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 217 BRANDT PLACE, HOBART, IN 46342
PARCEL #45-09-28-304-008.000-018

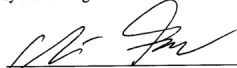
This Mortgage is made pursuant to Indiana Code § 32-29-10-1 *et seq.* as a series mortgage to secure the payment of: (i) that certain Promissory Note dated **September 25, 2023** payable to the order of Lender in the original face amount of **Two hundred seventeen thousand five hundred and 00/100 Dollars (\$217,500.00)** with a Maturity Date of not later than **March 25, 2024**, and all extensions, renewals, reamortizations, restatements, modifications and amendments thereof; (the "Note") which shall be the original security instrument as defined in Indiana Code § 32-29-10-3; (ii) all supplemental indentures, as defined in Indiana Code § 32-29-10-4; (iii) all future advances, obligations or advances made by Lender to Borrower in the aggregate up to **Two hundred seventeen thousand five hundred and 00/100 Dollars (\$217,500.00)**, shall, in each instance, be secured by this Mortgage in accordance with Indiana Code § 32-29-1-10, pursuant to the provisions of this Mortgage; and (iv) all indebtedness or liability, of every kind, character and description of Borrower(s) to Lender created before or hereafter created, such as future loans, advances, overdrafts, and all indebtedness that may accrue to Lender by reason of the Borrower(s), becoming surety or endorser for any other person, whether said indebtedness was originally payable to Lender or has come to it by assignment or otherwise and shall be binding upon the Borrower(s), and remain in full force and effect until all said indebtedness is paid (collectively, the "Indebtedness"). This Mortgage shall secure the full amount of said Indebtedness without regard to the time when same was made. Borrower(s) expressly agree to pay all Indebtedness secured hereby, and the same shall be collectable without relief from valuation and appraisal laws and with attorney's fees, and in case it should become necessary to appoint a Receiver for any property that may be secured by this Mortgage, it shall not be necessary to serve notice upon the Borrower(s).

Pursuant to Indiana Code § 32-29-10-5, the lien of this Mortgage shall expire ten (10) years after the maturity date of the Note secured hereby, **March 25, 2034**, as such expiration date shall be extended by subsequent bonds, notes or debentures secured hereby and evidenced by subsequent amendments hereto.

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This Indemnifying Mortgage has been executed by the undersigned effective as of the date and year first set forth above.



Christopher T. Gore

STATE OF INDIANA)
) SS:
COUNTY OF)

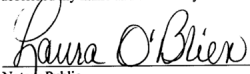
BEFORE ME, a Notary Public in and for said County and State, personally appeared **Christopher T. Gore**, who executed the foregoing Indemnifying Mortgage and acknowledged the signing and execution of said instrument to be such person(s) voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, on this **25th** day of **September, 2023**.

My Commission Expires: _____
My Commission No.: _____
County of Residence: _____



Laura O'Brien, Notary Public
Commission Number: NP0695329
My Commission Expires: 1/17/2025
My County of Residence: Jasper



Notary Public

This instrument was prepared by: Morris T. Wiseman, EVP / Loan Admin / Ag Loan Officer

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Morris T. Wiseman

Property of Lake County Recorder