

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-028776

8:47 AM 2024 Sep 25

INDEMNIFYING MORTGAGE

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This INDEMNIFYING MORTGAGE (the "Mortgage") is made effective as of September 13, 2024, by Route 2 Storage LLC with an address of 16489 Harrison St, in Lowell, Indiana 46356 ("Borrower"), for the benefit of DEMOTTE STATE BANK, an Indiana state bank, with an address of 1615 E. Commercial Ave, PO Box 346, Lowell, IN 46356 ("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 Lowell, Lake County, Indiana and all buildings and improvements now existing or hereafter placed thereon, to wit:

LOT NUMBERED ONE (1) AS SET OUT IN R2S SUBDIVISION, AN ADDITION TO UNINCORPORATED LAKE COUNTY, INDIANA. RECORDED JUNE 3, 2022 IN INSTRUMENT NUMBER 2022-018277 OF THE LAKE COUNTY RECORDS.

Commonly known as: 1856 W 181st Ave, Lowell, IN 46356
State Parcel: 45-20-20-476-010.000-007

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 13, 2024 payable to the order of Lender in the original face amount of two million five hundred thousand and 00/100 Dollars (\$2,500,000.00) with a Maturity Date of not later than June 13, 2025, 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 million five hundred thousand and 00/100 Dollars (\$2,500,000.00), 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, June 13, 2035, 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.

 9-13-24
Gregory Robert Fox, Member of
Route 2 Storage LLC

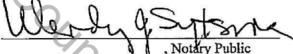
STATE OF INDIANA)
) SS:
COUNTY OF Lake)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **Gregory Robert Fox, Member of Route 2 Storage LLC**, 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 13th day of **September, 2024**.

My Commission Expires:

Commission number: _____


_____, Notary Public
Resident of _____ County

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



Wendy J. Sysma, Notary Public
Commission Number: NP0750124
My Commission Expires: 07/13/2031
Residing in Jasper County, IN