

7689

P.O. Box 775
Gary, Ind.

7689

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH That Clark Edward Troupe and Beatrice C. Troupe
husband and wife

hereinafter referred to as Mortgagor, of Lake County, Indiana, mortgage and warrant
to LOCAL FINANCE LOANS, INC., IV, of Gary, Lake County, Indiana

hereinafter referred to as Mortgagee, the following described real estate, in Lake County, Indiana, to-wit:
Lots Five (5) and Six (6), Block Nine (9), East Englewood Addition to East Chicago in the City of Gary, as shown in Plat Book 2, page 26 in Lake County, Indiana.



STATE OF INDIANA S. NO.
LAKE COUNTY
FILED FOR RECORD
MAR 4 8 53 AM '69
ANDREW J. MICENKO
RECORDER

This mortgage is given to secure the payment of one promissory note from mortgagor to mortgagee dated February 28, 1969, in the amount of \$ 9778.32, payable in 54 monthly installments, the first installment due on March 28, 1969, with each installment being in the amount of \$ 181.08 with a final installment of \$ 181.08 being due on August 28, 1973.

And also to secure the payment of any renewal or renewals of the said indebtedness or extensions of its time or times of payment and to secure the payment of any additional loans or future advances made at mortgagee's option to mortgagor, principal to aggregate no more than Seven Thousand Five Hundred Dollars (\$7,500.00) at any one time.

TO HAVE AND TO HOLD with appurtenances thereunto belonging to mortgagee forever and mortgagor will forever warrant and defend the title to said premises unto mortgagee against all claims of all persons whomsoever, AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided including paying any deficiency hereunder; keep the buildings insured against loss or damage by fire for the benefit of the mortgagee; observe and perform all covenants, terms and conditions of any prior mortgage; promptly pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, and all court costs which are expended in court action in the enforcement of the terms of this mortgage or of any other instrument evidencing or securing the loan plus fees paid public officers for filing, recording and releasing this mortgage or any other instrument securing this loan, and in default in any payment the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amounts so paid together with interest at eight per cent; no buildings shall be removed or demolished without the consent of the mortgagee; the mortgagee shall be entitled to the appointment of a receiver in any action to foreclose; upon default being made in the payment of any of the installments heretofore specified on the due date hereof, or upon default in any of the other terms, covenants or conditions of this mortgage or of the note secured hereby, or in the event of sale or transfer of the premises by the mortgagor without the consent in writing of the mortgagee, or should any action or proceedings be filed in any court to enforce any lien on, claim against, or interest in the above described real estate, then the entire unpaid balance shall immediately become due and payable at the option of the mortgagee. Upon its conditions kept in full, this mortgage shall be void.

Each mortgagor and the respective spouse of each mortgagor waives dower, curtesy, homestead and other exemption rights. Mortgagor includes each such person executing this instrument if more than one, his heirs, successors and assigns, and mortgagee includes its successors, assigns and attorneys.

IN WITNESS WHEREOF, the mortgagor, and each of them, has hereunto set his hand and seal this 28th day of February 19 69

Clark Edward Troupe (Seal)
Clark Edward Troupe
Beatrice C. Troupe (Seal)
Beatrice C. Troupe

STATE OF INDIANA, COUNTY OF Lake SS:
Before me, A Notary Public in and for said County personally appeared the above Clark Edward Troupe and Beatrice C. Troupe and acknowledged the execution of the foregoing mortgage.

Witness my hand and Notarial Seal this 28th day of February, 1969

My Commission Expires: January 14, 1972

Ronald D. Humphrey Notary Public

THIS INSTRUMENT WAS PREPARED BY Ronald D. Humphrey