

FOR REL. SEE DOC. # 482649 / 53271

Palmer 276036 LAKE COUNTY TITLE COMPANY

Recorded this 53271 day of 19 at o'clock of Recorder

Document is Real Estate Mortgage NOT OFFICIAL!

This Indenture between that PAUL EDWARD ROPAC, JR. and KAREN J. ROPAC, husband and wife the Lake County Recorder!

of Lake County, in the State of Indiana Mortgage and Warrant to LAWTON FERRIS and EDITH FERRIS or the survivor of them

of Lake County, in the State of Indiana, the following described Real Estate in Lake County, in the State of Indiana, as follows, to-wit:

The North half of Lot 10 in Block 5 as marked and laid down on the recorded plat of Hartman's Gardens Addition to Hessville, in the City of Hammond, Lake County, Indiana.

To secure the payment of one Promissory Note of even date herewith in the principal sum of \$16,800.00 with interest at the rate of 7% per annum, payable monthly on the unpaid balance due from time to time. Said principal and interest being payable in monthly installments of \$118.74 commencing on the first day of May, 1970 and a like sum on the first day of each calendar month thereafter, with a final payment of the unpaid principal and interest due and payable on the thirtieth day of April, 1995, with pre-payment privileges of exact multiples of the monthly payments. Said Note is with reasonable attorney's fees, all title, court and other costs and without relief from valuation and appraisal laws of the state of Indiana and is payable at such place as the payees may designate from time to time. Mortgagors agree to the appointment of a receiver upon default of any covenants herein and they further agree not to sell or convey the mortgaged premises so long as any part of the debt hereby secured remains unpaid without the consent of the mortgagees and the violation of this provision will accelerate the maturity of the indebtedness secured hereby so that it becomes immediately due and payable at the option of the mortgagees and without notice,

and the mortgagorS expressly agree to pay the sum of money above secured, without relief from valuation or appraisal laws; and upon failure to pay ~~any~~ said note, or any part thereof, at maturity, or the interest thereon or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then ~~any~~ said note are to be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until ~~any~~ said notes are paid, said mortgagorS will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as their interest may appear and the policy duly assigned to the mortgagee, to the amount of no less than the unpaid balance ~~of~~ and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with eight per cent interest thereon, shall be a part of the debt secured by this mortgage.

In Witness Whereof, the said mortgagor have hereunto set their hands and seals this 21st day of March, 1970.

x Paul Edward Ropac, Jr. (Seal) Karen J. Ropac (Seal) (PAUL EDWARD ROPAC, JR.) and (KAREN J. ROPAC) husband and wife. (Seal) (Seal)

STATE OF INDIANA, LAKE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 21st day of March, 1970, came PAUL EDWARD ROPAC, JR. and KAREN J. ROPAC, husband and wife



and acknowledged the execution of the foregoing instrument. Witness my hand and official seal.

My Commission expires July 23, 1970 Joseph E. Tinkham Notary Public (JOSEPH E. TINKHAM)

This instrument prepared by: JOSEPH E. TINKHAM, 5305 Hohman, Hammond, Indiana