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February 27 1977

Seaboard Finance Company

REAL ESTATE MORTGAGE

INDIANA COUNTY TITLE COMPANY

INDIANA CONSUMER LOAN ACT

MORTGAGOR(S):		ACCOUNT NUMBER	MORTGAGEE: Loan	
055-		SEABOARD FINANCE COMPANY		
Last Name		First	Initial	Spouse's Name
RUIZ,		Manuel	S.	Lucille
Mailing Address		Street	City	State
346 Floyd		Gary, Indiana	Indiana	Zip
ESTABLISHED LINE OF CREDIT		\$7500.00 NET		18 West Eighth
WITNESSETH, that Mortgagor(s), mortgage and warrant to Mortgagee, the following described Real Estate in the County of		Gary, Indiana		

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LAKE COUNTY, INDIANA

Lot Twelve (12) and Lot Thirteen (13) in Block Seven (7) in the resubdivision of Blocks Three (3), Seven (7), and Eight (8) Indian Hills Addition to Gary, as per Plat of said resubdivision, recorded in Plat Book 21 Page 16 in the office of the Recorder of Lake County, Indiana.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Mortgagor contained herein; (2) Payment of the principal sum with interest, as provided in accordance with the terms and provisions of Loan Agreement dated 5-11-70.

ALL PAYMENTS made by Mortgagor(s) on the obligation secured by this mortgage shall be applied in the following order: FIRST: To the payment of taxes and assessments that may be levied and assessed against said real estate, insurance premiums, repairs, and all other charges and expenses agreed to be paid by the Mortgagor(s).

TO PROTECT THE SECURITY HEREOF, MORTGAGOR(S) AGREES: (1) To keep said premises insured for the protection of Mortgagee in such manner, in such amounts, and in such companies as Mortgagee may from time to time approve, and to keep the policies therefor, properly endorsed, on deposit with Mortgagee; and that loss proceeds (less expenses of collection) shall, at Mortgagee's option, be applied on said indebtedness, whether due or not, or to the restoration of said improvements.

IT IS MUTUALLY AGREED THAT: (1) Upon commencement of any proceeding to enforce or foreclose this mortgage, or at any time thereafter until expiration of the period of redemption, Mortgagee shall be entitled as a matter of right, without notice to Mortgagor(s) or any person claiming under them, without regard to the solvency or insolvency of persons liable for the payment of the indebtedness hereby secured, without regard to the then value of the premises and the adequacy of the security, and whether or not the same shall then be occupied by the owner of the equity of redemption, to the immediate appointment of a receiver with power to take possession of said premises, to collect all rentals and profits thereof and to hold and apply the receipts as the court may order for the benefit of Mortgagee and the maintenance of the security.

STATE OF INDIANA, COUNTY OF } ss: Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of May 1970, personally appeared Manuel S. & Lucille Ruiz, Husband & Wife and acknowledged the execution of the above and foregoing mortgage. Witness my Signature and Seal. NOTARY PUBLIC R. E. Gudgee My Commission Expires 12-11-73

DATE OF MORTGAGE 5-11-70 IN WITNESS WHEREOF, said Mortgagor(s) hereunto set hand and seal the day and year first above written. Manuel S. Ruiz (SEAL) MORTGAGOR, BORROWER Lucille Ruiz (SEAL) MORTGAGOR, BORROWER