

65046

HEAL ESTATE MORTGAGE

PEOPLES FEDERAL SAVINGS and LOAN ASSOCIATION 4902 INDIANAPOLIS BLVD. EAST CHICAGO, INDIANA 46312

THE UNDERSIGNED,

SMITSKI a widower and not re-many

(herein called "Mortgagors") of Lake County, Indiana, MORTGAGE—and WARRANT—to PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION (herein called "Association") to corporation under the lacs of the United States, with its principal office located in East Chicago, Lake County, Indiana, the following described real estate:

Lot Number Seventy seveny (77); castinanted and laid down on the recorded plat of White Oak Avenue Addition to Hammond, in Lake County, Indiana, as the same of record in Plat Book 16, page 19, in the ALE COUNTY FOR RECORD Recorder's Office of Lake County, Indiana,

JUL 15 10 47 AM 711
AHDREW J. MICELIKO

together with all buildings, improvements, and appurtenances now or hereafter erected thereon or placed therein, including all fixtures and appliances now or hereafter attached or used in connection therewith, and also together with all easements, and the rents, issues and profits of said premises, to secure:

(A) The payment of a Note executed by the Mortgagor(3) to the order of the Association of even date herewith in the

(A) The payment of a Note executed by the mortgagor(s) to the order of the Association of even date herewith in the principal sum of Three Thousand

Payment of a Note executed by the mortgagor(s) to the order of the Association of even date herewith in the principal sum of Three Thousand

Pollars (\$ 3,000.00)

Payable on or before

Five (5) years after date, with interest at the rate of Seven & 1/2(7.5) per cent per annum, raid principal and interest being payable to mortality said principal and interest is paid in full in accordance with said note, all without relief from valuation and appraisement laws and with attorney's fees.

(B) Any sums paid by the Association to protect its security as herein provided, and also such additional sums which the Association may loan to the Mortgagor(s) or his or their successors in title, but at no time shall the total sum secured hereby exceed the sum of

Dollars (\$______), excluding, however, from said total amount any sums advanced under Clause 5 hereof, attorneys' fees, and court costs.

Mortgagor(s) hereby covenant and agree with the Association as follows:

(1) To pay all sums hereby secured.

- (2) To pay all taxes and assessments levied or assessed against said property and to keep all insurable property covered hereby insured against loss and damage by fire, windstorm and other hazards, with such insurers and in such amounts as shall be approved by the Association and with the proceeds of loss payable to the Association as its interest may appear. All policies of insurance shall be delivered to and held by the Association.
- (3) To pay, in the event Association requires, a pro-rated monthly amount for taxes and hazard insurance premiums, such monthly amounts to be in addition to the regular monthly payments of principal and interest herein provided.
- (4) Mortgagor(s) will maintain the property in its present condition of repair, will not commit or suffer waste thereof, and use said property only for lawful purposes.
- (5) In the event Mortgagor(s) fail to pay any lein or encumbrance, or said taxes, or assessments levied against the mortgaged property, or pay said premiums of incurance, or keep said promises in repair, the Association may pay said leins, taxes, assessments or premiums, or make repairs and all sums so paid shall become a part of the indebtedness hereby secured and shall become due and payable forthwith by Mortgagor(s) to the Association without notice or demand the same being waived by Mortgagor(s). The Association may secure such evidence of title as it deems necessary and the cost thereof shall become a part of the indebtedness secured hereby.
- (6) In the event that Mortgagor(s) shall sell and convey the real estate described in this mortgage, the indebtedness secured hereby shall, at the option of the Association, become immediately due and payable, it being the intention of the parties that the real estate shall not be sold subject to this mortgage except at the option of the Association as aforesaid.
- (7) Upon default by Mortgagor(s) in the performance of any of the terms, covenants or agreements of the promissory note secured by this mortgage, or in any of the covenants or agreements of this mortgage, or in the payment of the monthly installments payable under the terms of said note, and such default continues for a period of sixty (60) days, or if Mortgagor(s) shall abandon said property, then and in either of said events. the whole of the indebtedness secured hereby shall become and be immedately due and payable at the option of the Association, without notice or demand, the same being expressly waived by Mortgagor(s), and this mortgage may be foreclosed. In such event Association shall have the right to have a receiver appointed for said real estate to collect the rents, issues and profits during the period of redemption provided for by law. No delay by the Association in exercising any of its rights here under shall operate as waiver thereof or shall preclude it from the exercise thereof during the continuance of any default or breach of covenant.

SIGNED AND DELIVERED by Mortgago	or(s) on	July 13, 1970	
Chris W. Smulski	(SEAL)		(SEAL)
	(SEAL)		(SEAL)

			•	
COUNTY OF LAKE		•		
STATE OF TRUIANA				
The state of the s			124	Teeler 70
	Notary Fublic in and for said	County and State, or	this 1301 day of	JULY , 19 70 ,
personally appeared CHRIS W.	MULSKI, a widower	and not re-ma	ried	
the above named Mortgagor(s), a	ad acknowledged the execution	of the foregoing mor	gage.	
WIENESS, an Charlo and Not	is Bocument is t	he property	of a	•
	the Lake Gount	Barraine	n. Thyoluce	Notary Public
My Commission Expires		by A. A. Bochnows	Myslixiec	•
Prepared by		er Indiana Bar Ass'n		
	,			
				•
	JULEDER'S	OFFE		
				••••
		ET.		•
	SEAL.	/ /		
	WOIAN P	Control		
			•	
			:	
•			•	

SAVINGS and LOAN ASSOCIATION

PEOPLES FEDERAL

S

East Chicago, Indiana

RECEIVED FOR RECORD

A.D. 19 o'clock M.

and recorded in Mortgage Record

Page
Recorder Lake County, Ind.

Amt. Mortgage

REAL ESTATE MORTGAGE

East Chicago, Indiana

When Recorded Return to
PEOPLES FEDERAL
SAVINGS and LOAN ASSOCIATION