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FEDERAL SAVINGS AND LOAN ASSOCIATION.

HAMMOND, INDIANA

MORTGAGE

RAYMOND E. BARTLEY and DONNA J. BARTLEY,

THIS INDENTURE WITNESSETH, That: husband and wife

of the County of ______ Lake ____ and State of ____ Indiana

WARRANT to the CALUMET FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized under the laws of the United States of America, with principal offices in the City of Hammond, Indiana, the following described real estate,

situated in the County of

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Lot Twenty-nine (29), Broadview Addition to the Town of Griffith, as shown in Plat Book 31, page 41, in Lake County, Indiana.

> STATE OF GROUPS LIVE COUNTY July 1947 1971 ANDREW J. MICERRU
> RECORDER

together with all and singular the tenements, appurtenances, rights, casements and privileges thereunto belonging, as well as the rents, income and profits thereof and therefrom, as well as all heating, air conditioning, plumbing and lighting fixtures and all other equipment and appliances attached thereon, to secure the payment, when the same becomes due of a promissory note of even date, payable to the Mortgagee in the principal sum of \$ 15,600.00 due and payable on or before the 9th day of July 1995, as provided in said note, with Interest as provided in said note from date until paid, all without relief from valuation and appraisement laws and with reasonable attorney's fees.

The Mortgagors expressly covenant and agree (1) to pay all taxes and special assessments levied against said real estate and improvements as the same become due and payable; (2) to keep all improvements located upon said real estate or hereafter located thereon insured against loss or damage by fire or such other events as the Mortgagee may require with insurers approved by the Mortgagee with suitable loss payable clauses to soid Mortgagee; which said taxes and insurance, the Mortgagors covenant and agree to pay by paying to the Mortgagee in monthly installments of not less 10,00

than the sum of \$......, payable simultaneously with the installments to become due as provided in the aforesaid mortgage note, as an additional amount to be paid by said Martgagors, which additional amount is to be used by the Martgagee in the payment of said taxes, assessments and insurance premiums, when due, and in the event the sum above provided does not furnish sufficient funds for the purpose of paying said taxes, assessments and insurance premiums, the said Mortgagors shall pay such additional amounts therefor as the Mortgagee may from time to time require, provided however, that in the event said monthly payments shall at the expiration of each calendar year, during the existence of this martgage, be found to be more than sufficient to pay said taxes, assessments and insurance premiums, then such over-plus, if any, shall be applied upon succeeding annual periods for the payment of taxes, insurance premiums and assessments to accrue during the following annual period, and a similar application and adjustment shall be made every year thereafter until the debt for said taxes, assessments and insurance premiums are fully paid; (3) to permit no waste to be committed upon said premises or allow said premises to be used for any illegal or immoral purposes; (4) to keep and maintain said premises in good condition and repair; and (5) in the event of the failure of the Mortgagors to keep these covenants, or any part thereof, the Mortgagee may pay such taxes and assessments, procure such insurance or make such repairs and any sums so expended by said Mortgogee therefor, together with interest at 6% per annum, shall be and became a part of the debt secured

In the event of any default in the payment of said note ar the covenants of this mortgage, and the continuance of such default for sixty (60) days, the Mortgagee may declare the entire debt due and foreclase said mortgage, and in such event the Mortgagors shall pay all costs of said foredosure, including the most of continuations of abstracts, or costs of guaranty policy and attorney's fees and court costs, and in such event the Mortgagee is hereby given the right to obtain the appointment of a Receiver, who shall take possession of said real estate under the usual powers and outhority granted Receivers in such cases. A CONTRACTOR OF THE PROPERTY O



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The Mortgagors shall make no material alterations to said real estate or remove any improvements therefrom without the written consent of the Mortgagee, and shall not parallel or suffer any logal proceedings to be instituted against said real estate; and it is further understood and agreed that this mortgage is made subject to all regulations and By-Laws of said Mortgagee, which are hereby rainfied and made a part of this contract, and all amendments thereto that may be made before the final payment of this town.

The Managages agree not to sail or convey the mortgaged premises, without the consent of the mortgages, so long as any part of the debt hereby secured remains unpaid, and that the violation of this provision will accelerate the maturity of the indebtedness secured hereby and cause the entire unpaid balance of said indebtedness to become immediately due and payable, at the option of the Martgages, without notice, and the indebtedness hereby secured shall bear interest at the rate of eight (8%) per cent per annum, from and after the date of such sale or conveyance.

This mortgage shall secure the payment of any additional notes made hereafter by Mortgagors to Mortgagee for any purpose within the discretion of the Mortgagee, PROVIDED ONLY, that the aggregate principal amount of the indebtedness secured hereby shall at no time exceed the original amount thereof, excepting for the provisions made hereinabove for the payment of taxes, insurance and repairs.

This mortgage shall be binding on the undersigned, their heirs, personal representatives, successors and assigns.

It is agreed that time is of the essence of this contract and that no waiver of any obligations because the server of the terms hereof or of the secured hereby.

	WITNES	S WHEREO	f, the Mo	rigagors ha	ve hereun	to set their	hands	and seals	on this,	the 10th	day of
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										this 10th husband a	and wife
										he uses and p	•

therein set forth.

Witness my hand and Notarial seal, as of the day and year first hereinabove written.

My commission Expires:

Notary Public

Marjorie R. Lauerman Gaskell

This instrument prepared by Clarence A. Tapper