

FOR REL. SEE DOC. #

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THIS FORM HAS BEEN PREPARED BY THE ALLEN COUNTY INDIANA BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND SHOULD BE DONE BY A LAWYER.

2111 W. 49th Pl. Gary

✓ 65072

REAL ESTATE MORTGAGE

This indenture witnesseth that Leonard J. Karpen and Rose A. Karpen Husband and Wife

Document is NOT OFFICIAL!

of Lake County, in the State of Indiana, as MORTGAGOR

Mortgage and warrant to Bennett Joseph Klimczak and Stasia Klimczak Husband and Wife

of Lake County Indiana, as MORTGAGEE

the following real estate in Lake County State of Indiana, to wit:

Lots Six (6) and Seven (7), in Block One (1), as marked and laid down on the recorded plat of Mid-Western Real Estate Co's Second Addition to Gary, in the City of Gary, Lake County, Indiana; more commonly known and described as 4381 Rutledge Street.

This Mortgage is given to secure payment of a loan in the principal sum of Five Thousand (\$5,000.00) Dollars as evidenced by one Principal Promissory Note payable to the order of Leonard J. Karpen and Rose A. Karpen, Husband and Wife, the terms of which are incorporated herein by reference, said note bearing Four and One-Half (4 1/2%) interest, said note to be payable at such place as the Seller may designate in writing without relief from valuation and appraisement laws and with attorney's fees and with interest at the rate of Four and One-Half (4 1/2%) percent per annum, after maturity or date of default. This note is payable ten (10) years from date.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

JUL 15 11 45 AM '70

ANDREW J. KICENKO  
RECORDER

and the mortgagor expressly agree to pay the sum of money above secured, without relief from valuation or appraisement laws; and upon failure to pay said note or any installment thereon as it becomes due, 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 said note shall be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until said note is paid, said mortgagor 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 in the amount of Five Thousand (\$5,000.00) Dollars, and failing to do so, said mortgagor may pay said taxes or insurance, and the amount so paid, with per cent interest thereon, shall be a part of the debt secured by this mortgage.

MAIL TO:

65072

Additional Covenants:

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This Document is the property of the Lake County Recorder!

State of Indiana, Lake County, ss: Dated this 7 Day of July 1970  
Before me, the undersigned, a Notary Public in and for said County and State, this day of July 1970

personally appeared:  
Leonard J. Karpen and Rose A. Karpen husband and wife  
*Leonard J. Karpen* Seal  
*Rose A. Karpen* Seal

and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires November 13 1972

*Ronald E. Morgove* Notary Public  
Ronald E. Morgove Seal

This instrument was prepared by RONALD E. MORGOVE, 32 West Fifth Avenue, Gary, Indiana  
Member of Indiana Bar Association

3.00

FORM APPROVED BY  
INDIANA STATE BAR  
ASSOCIATION

The acceptance of a mortgage by a lender is no guarantee that he has the lien described in the mortgage. The title evidence covering the real estate herein described should be examined by a lawyer.

REAL ESTATE  
MORTGAGE