

FOR REL. SEE DOC # 66529
66529

66529

P.O. Box 666
Whiting, Ind. 46394

REAL ESTATE MORTGAGE

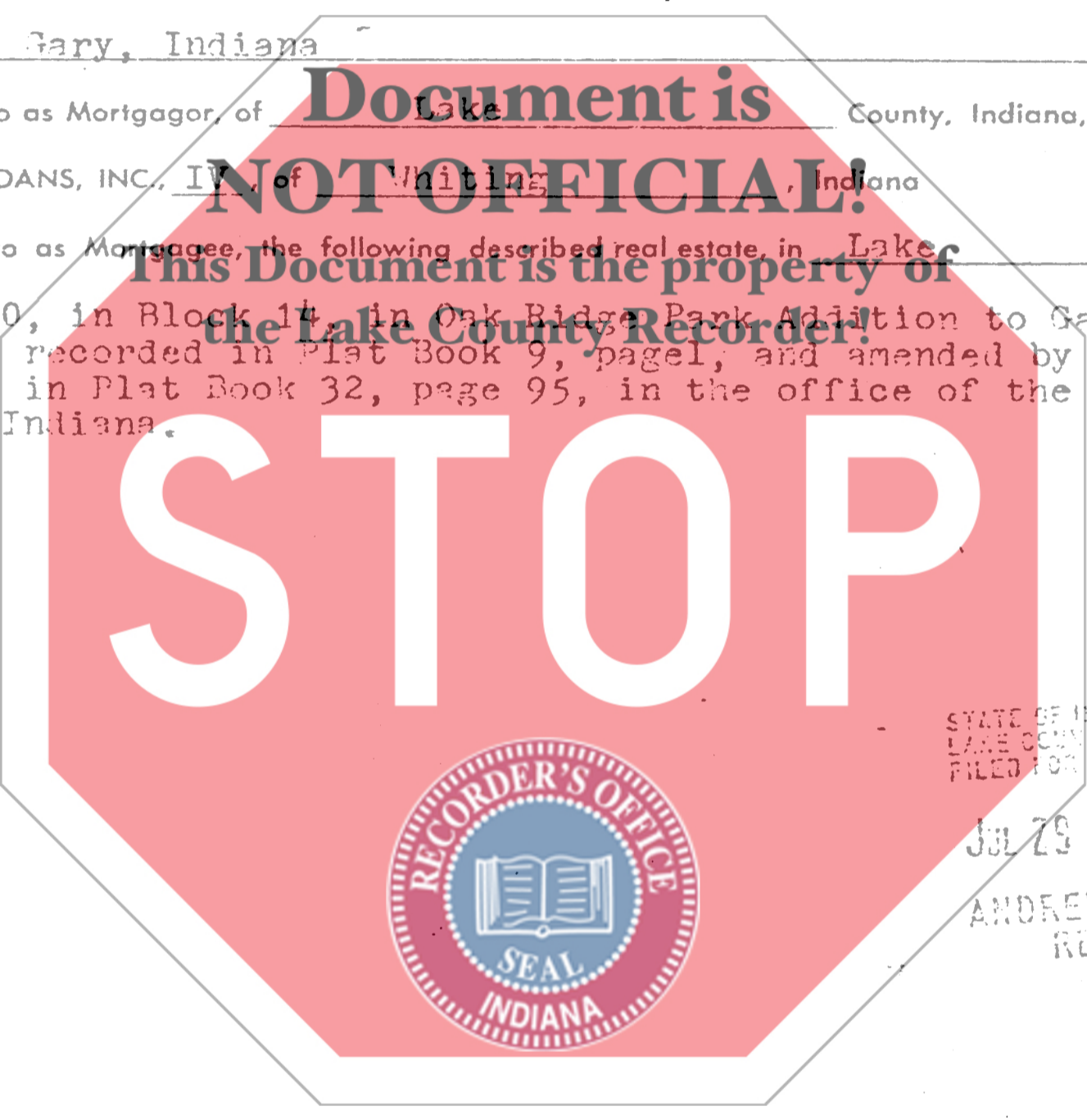
THIS INDENTURE WITNESSETH That Ira Chinn and Ina P. Chinn, Husband & Wife,

2429 Hobart, Gary, Indiana

hereinafter referred to as Mortgagor, of Lake County, Indiana, mortgage and warrant to LOCAL FINANCE LOANS, INC., of Whiting, Indiana

hereinafter referred to as Mortgagee, the following described real estate, in Lake County, Indiana, to-wit:

Lots 39 and 40, in Block 17, in Oak Ridge Park Addition to Gary, as per Plat thereof, recorded in Plat Book 9, page 1, and amended by corrected plat recorded in Plat Book 32, page 95, in the office of the Recorder of Lake County, Indiana.



This mortgage is given to secure the payment of one promissory note from mortgagor to mortgagee dated 5-26-, 1970, in the amount of \$ 2872.80, payable in 36 monthly installments, the first installment due on 6-30, 1970, with each installment being in the amount of \$ 79.80 with a final installment of \$ 79.80 being due on 5-30, 1973.

And also to secure the payment of any renewal or renewals of the said indebtedness or extensions of its time or times of payment and to secure the payment of any additional loans or future advances made at mortgagee's option to mortgagor, principal to aggregate no more than Seven Thousand Five Hundred Dollars (\$7,500.00) at any one time.

TO HAVE AND TO HOLD with appurtenances thereunto belonging to mortgagee forever and mortgagor will forever warrant and defend the title to said premises unto mortgagee against all claims of all persons whomsoever, AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided including paying any deficiency hereunder; keep the buildings insured against loss or damage by fire for the benefit of the mortgagee; observe and perform all covenants, terms and conditions of any prior mortgage; promptly pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, and all court costs which are expended in court action in the enforcement of the terms of this mortgage or of any other instrument evidencing or securing the loan plus fees paid public officers for filing, recording and releasing this mortgage or any other instrument securing this loan, and in default in any payment the mortgagor may pay the same and the mortgagor shall repay to the mortgagee the amounts so paid together with interest at eight per cent; no buildings shall be removed or demolished without the consent of the mortgagee; the mortgagee shall be entitled to the appointment of a receiver in any action to foreclose, upon default being made in the payment of any of the installments heretofore specified on the due date hereof, or upon default in any of the other terms, covenants or conditions of this mortgage or of the note secured hereby, or in the event of sale or transfer of the premises by the mortgagor without the consent in writing of the mortgagee, or should any action or proceedings be filed in any court to enforce any lien on, claim against, or interest in the above described real estate, then the entire unpaid balance shall immediately become due and payable at the option of the mortgagee. Upon its conditions kept in full, this mortgage shall be void.

Each mortgagor and the respective spouse of each mortgagor waives dower, curtesy, homestead and other exemption rights. Mortgagor includes each such person executing this instrument if more than one, his heirs, successors and assigns, and mortgagee includes its successors, assigns and attorneys.

IN WITNESS WHEREOF, the mortgagor, and each of them, has hereunto set his hand and seal this 15th day of June, 1970.

Ira Chinn (Seal)
Ira Chinn
Ina P. Chinn (Seal)
Ina P. Chinn

STATE OF INDIANA, COUNTY OF Lake SS:
Before me, A Notary Public in and for said County personally appeared the above Ira Chinn and Ina P. Chinn Husband and Wife and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 15th day of June, 1970

My Commission Expires: 4-10-1971

Charles E. Stroud
Charles E. Stroud Notary Public

THIS INSTRUMENT WAS PREPARED BY Charles E. Stroud