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First Fedl Svs & Ln Assn of Hammo

LAKE COUNTY TITLE COMPANY
DIVISION OF CHICAGO TITLE INSURANCE COMPANY

First Federal Savings and Loan Association of Hammond

70806

MORTGAGE

Document is NOT OFFICIAL!
THIS INDENTURE WITNESSETH, That: DOROTHA I. BRUNER, a widow and not remarried, of the County of LAKE and State of Indiana, MORTGAGE AND WARRANT to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAMMOND, INDIANA, a corporation organized under the laws of the United States of America, with principal offices at 131 Rimbach Street, Hammond, Indiana, the following described real estate situated in the County of LAKE and State of Indiana, to-wit:

The West Half of the Southeast Quarter of the Northeast Quarter lying North of the right of way of the Michigan Central Railroad in Section 7, Township 35 North, Range 9 West of the 2nd P.M., excepting therefrom the North 505 feet thereof, and the East 25 foot road easement, in Lake County, Indiana,



Nov 17 1970

together with all and singular the tenements, appurtenances, rights, easements and privileges thereunto belonging, as well as the rents, income and profits thereof and therefrom, as well as all heating, plumbing and lighting fixtures and all other equipment and appliances located 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 \$ 3,000.00, due and payable on or before the 20th day of November, 1980, as provided in said note, with interest as provided in said note from date until paid, all without relief from valuation and appraisal 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 said Mortgagee; (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 necessary repairs and any sums so expended by said Mortgagee therefor, together with interest at 7.3/4 per cent per annum, shall be and become a part of the debt secured by this mortgage.

In the event of any default in the payment of said note or the covenants of this mortgage, the Mortgagee may declare the entire debt due and foreclose said mortgage, and in such event the Mortgagors shall pay all costs of said foreclosure, including the cost of securing current title data, 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 authority granted Receivers in such cases.

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 permit or suffer any legal 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 the said Mortgagee, which are hereby ratified and made a part of this contract, and all amendments thereto that may be made before the payment of this loan.

This mortgage shall secure the payment of any additional notes or loans made by the Mortgagee to the Mortgagors at any time hereafter for the purpose of alterations, additions, improvements, or any other purpose within the discretion of the Mortgagee, PROVIDED ONLY that the aggregate of the principal amount of indebtedness secured thereby, shall at no time exceed the original amount hereof.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals, on this, the 13th day of November, 1970.

(Seal) Dorothea I. Bruner (Seal)
(Seal) (Seal)
(Seal) (Seal)

This instrument was prepared by Irene Rybarczyk.

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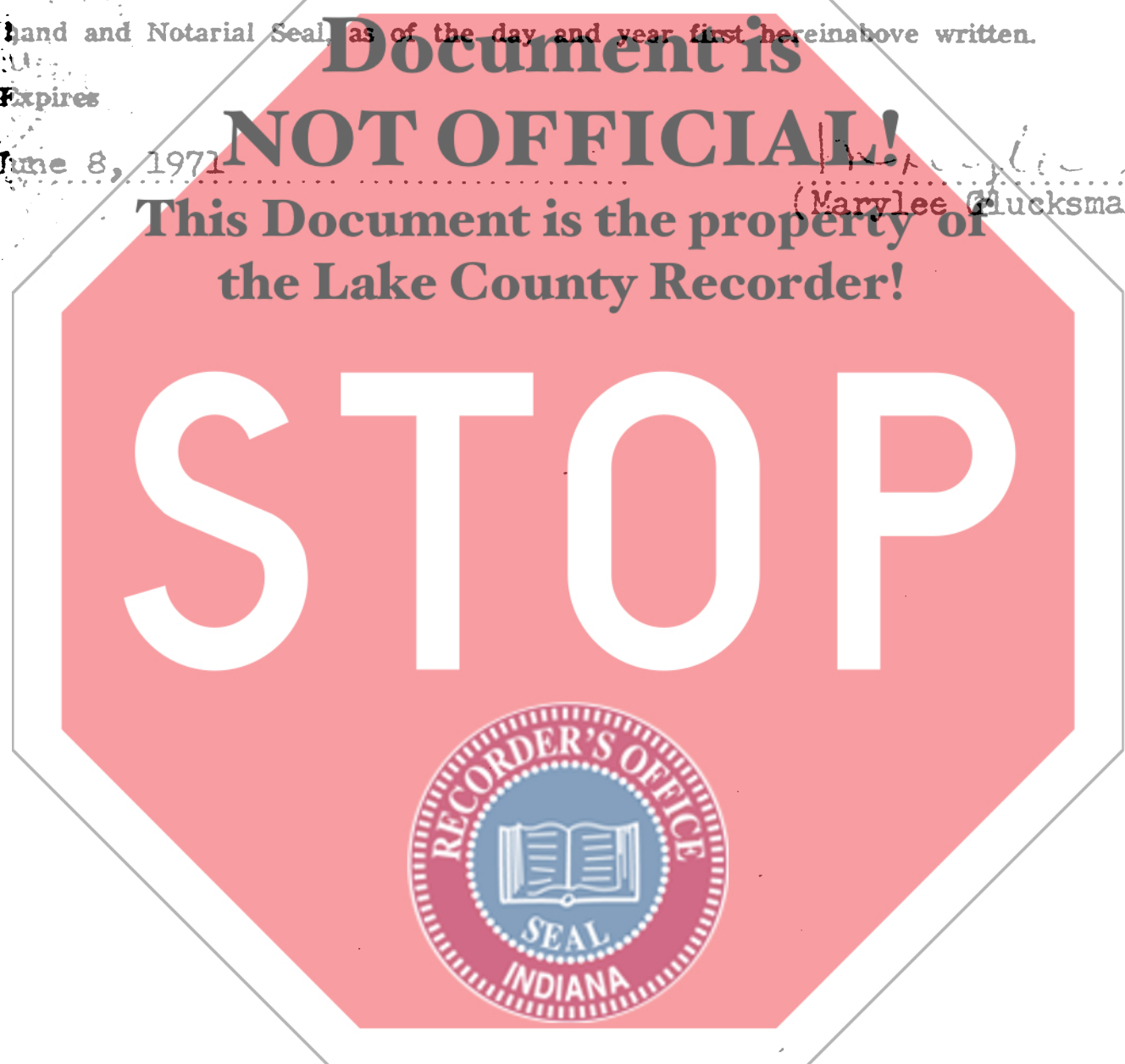
STATE OF INDIANA, }
COUNTY OF LAKE } ss:

Before me, the undersigned, a Notary Public, within and for the county and state aforesaid, this 13th day of November, 1970, personally appeared: DOROTHA I. BRUNER, a widow and not remarried, and acknowledged the execution of the foregoing Mortgage to be their free and voluntary acts and deeds, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal as of the day and year first hereinabove written.
My Commission Expires

June 8, 1971

Marylee Glusksman
(Marylee Glusksman) Notary Public



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Loan No. 14103

MORTGAGE

DOROTHA I. BRUNER, a widow

and not remarried,

to the

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAMMOND, INDIANA

\$ 3,000.00

Record and Return to
FIRST FEDERAL SAVINGS AND LOAN ASSN.
HAMMOND, INDIANA