

576413

E-22455 ND 576413

219 N. Broad St. Griffith, IN
REAL ESTATE MORTGAGE

250 PL

This mortgage made on the 22nd day of February 1980 between Franklin Brown and Anna M. Brown - husband and wife hereinafter referred to as MORTGAGORS, and Heights Finance Corporation whose address is 219 N. Broad St. Griffith, Indiana

Indiana, hereinafter referred to as MORTGAGEE.

WITNESSETH: Mortgages jointly and severally grant bargain, sell, convey and mortgage to Mortgagee, its successors and assigns, the real property hereinafter described as security for the payment of a note of even date herewith in the total amount of Fifteen thousand

Thirty-Six Dollars and Seventy-Two Cents Dollars \$15,036.72

(Including \$9968.05 Principal Amount Finance and \$5068.67 Precomputed Interest)

The property hereby mortgaged, and described below, includes all easements, appurtenances, rights, privileges, interests, rents, issues, profits, fixtures and appliances thereto attaching or in any wise therewith appertaining.

TO HAVE AND TO HOLD the said property hereinafter described, with all the privileges and appurtenances thereto belonging unto mortgagee, its successors and assigns, forever, and mortgages hereby covenant that mortgages are seized of good and perfect title to said property in fee simple and have authority to convey the same, that the title is conveyed in clear, free and quiet possession except as hereinafter appears and that mortgages will forever warrant and defend the same unto mortgagee against all claims whatsoever except those prior encumbrances, if any, hereinafter shown.

If mortgages shall fully perform all the terms and conditions of this mortgage and shall pay in full, in accordance with its terms, the obligations which this mortgage secures, then this mortgage shall be null, void and of no further force and effect.

MORTGAGORS AGREE: To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of Indiana, acceptable to Mortgagee, which policy shall contain a loss-payable clause in favor of Mortgagee as its interest may appear, and if mortgages fail to do so, they hereby authorize Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of Mortgagee's indebtedness for a period not exceeding the term of such indebtedness, and to charge mortgages with the premium thereon, or to add such premium to Mortgagee's indebtedness. If Mortgagee elects to waive such insurance Mortgagee agrees to be fully responsible for damage or loss resulting from any cause whatsoever. Mortgagee agrees that any sums advanced or expended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mortgages further agree: To pay all taxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property when due in order that no lien superior to that of this mortgage and not now existing may be created against the property during the term of this mortgage, and to pay, when due, all installments of interest and principal on account of any indebtedness which may be secured by a lien superior to the lien of this mortgage and existing on the date hereof. If mortgages fail to make any of the foregoing payments, they hereby authorize Mortgagee to pay the same on their behalf, and to charge mortgages with the amounts so paid, adding the same to Mortgagee's indebtedness secured hereby. To exercise due diligence in the operation, management and occupation of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property in its present condition and repair, normal and ordinary depreciation excepted.

If default be made in the terms or conditions of the debt or debts hereby secured or of any of the terms of this mortgage, or in the payment of any installments when due, or if mortgages shall become bankrupt or insolvent, or make an assignment for the benefit of creditors, or have a receiver appointed, or should the mortgaged property or any part thereof be attached, levied upon or seized, or if any of the representations, warranties or statements of mortgages herein contained be incorrect or if the mortgages shall abandon the mortgaged property, or sell or attempt to sell either any part of the same, then the whole amount hereby secured shall, at Mortgagee's option, become immediately due and payable, without notice or demand, and shall be collectible in a suit at law or by foreclosure of this mortgage, in any case, regardless of such enforcement, Mortgagee shall be entitled to the immediate possession of the mortgaged property with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgages shall pay all costs and attorney's fees which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which it may be a party by reason of the execution or existence of this mortgage, and in the event of foreclosure of this mortgage, mortgages will pay to Mortgagee, in addition to taxable costs, a reasonable amount as attorney's fees and a reasonable fee for the search made and preparation for such foreclosure, together with all other and further expenses of foreclosure and sale, including expenses, fees and payments made to prevent or remove the imposition of liens or claims against the property and expenses of repair and repair made in order to place the same in a condition to be sold.

No failure on the part of Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, successors, executors, administrators and assigns of the parties hereto.

The plural as used in this instrument shall include the singular where applicable.

The real property hereby mortgaged is located in Lake County, State of Indiana.

- Parcel 1: Lot 1 Anglin's addition to the Town of Griffith, as shown in Plat Book 39, page 42 in Lake County, Indiana.
- Parcel 2: The East 120 feet of the South 54.28 feet of the North 108.56 feet of the West 339.0 feet of the South 3/4 of the South half of the North half of the Southeast quarter of the Northwest quarter (lying West of the C. & E. Railroad r/w) of Section 2, Township 35 North, Range 9 West of the 2nd P.M., in Lake County, Indiana.

IN WITNESS WHEREOF, Mortgages have executed this mortgage on the day above shown.

Franklin Brown
Anna M. Brown

STATE OF INDIANA
LAKE COUNTY
MAR 7 1 27 PM '80
WILLIAM WELLS JR
RECORDER

ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP BORROWER

STATE OF INDIANA, COUNTY OF Lake, I, Michael P. Farrell, Notary Public, do hereby certify that before me, the undersigned, a notary public in and for said county and state, personally appeared Franklin Brown and Anna M. Brown - husband and wife and acknowledged the execution of the foregoing mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 22 day of February 1980.

My Commission Expires: Feb. 18, 1984
This instrument was prepared by Phyllis Young, Secretary Heights Finance Corp. Griffith, Indiana

