

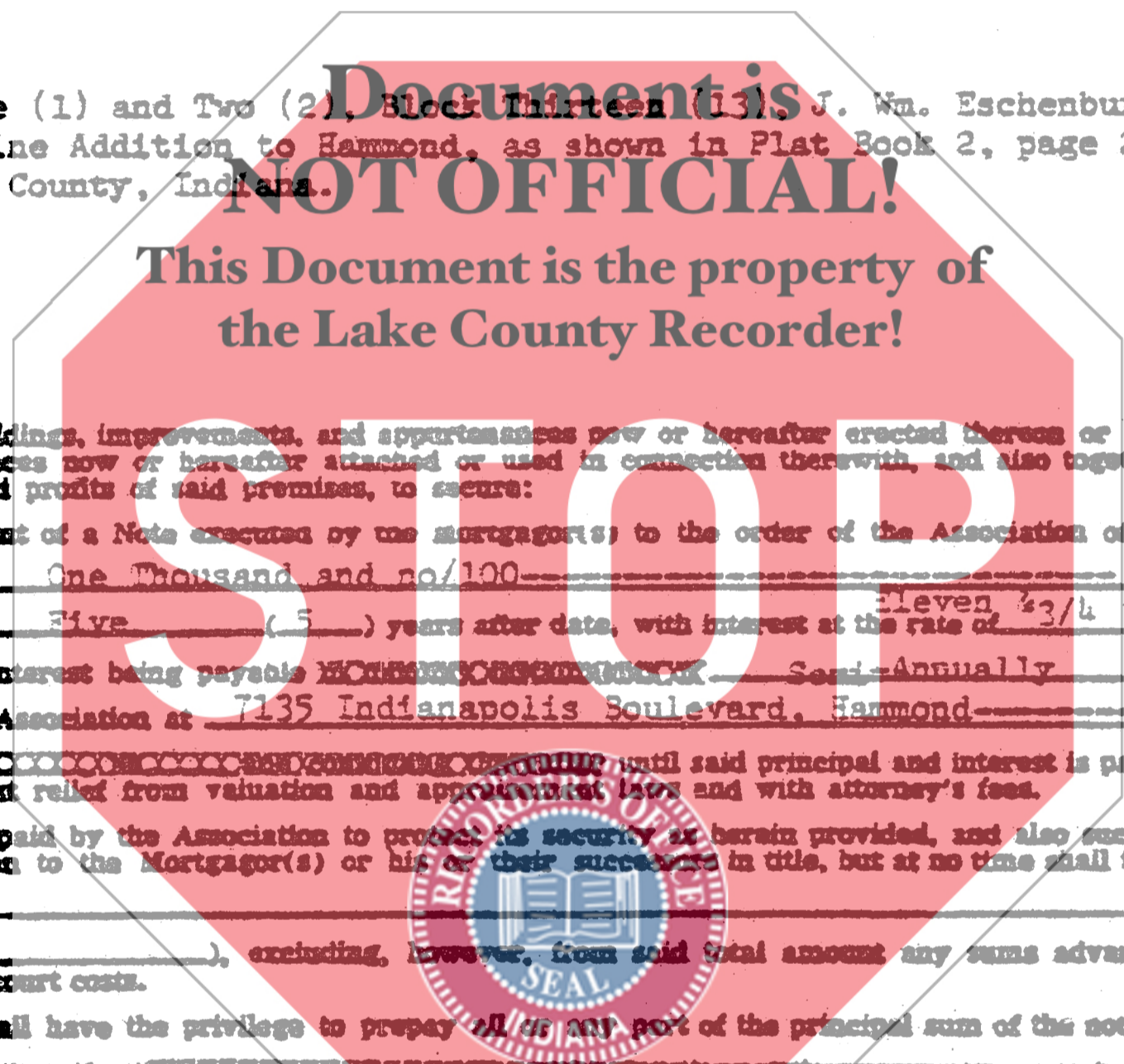
583519

4M-10-261  
CWS 583519  
2

Peoples Federal Savings & Loan Ass.  
**REAL ESTATE MORTGAGE** WOODMAR BRANCH  
CHICAGO TITLE INSURANCE COMPANY 7138 Indianapolis Blvd.  
INDIANA DIVISION Hammond, Indiana  
THE UNDERSIGNED, John J. Ulman and Monica Ulman, husband and wife

(herein called "Mortgagors") of Lake County, Indiana, **MORTGAGE** and **WARRANT** to PEOPLES FEDERAL SAVINGS AND LOAN ASSOCIATION (herein called "Association"), a corporation under the laws of the United States, with its principal office located in East Chicago, Lake County, Indiana, the following described real estate:

Lots One (1) and Two (2), Block Thirteen (13) J. W. Eschenburg's State Line Addition to Hammond, as shown in Plat Book 2, page 2, in Lake County, Indiana.



together with all buildings, improvements, and appurtenances now or hereafter erected thereon or placed therein, including all fixtures and appliances now or hereafter attached or used in connection therewith, and also together with all easements, and the rents, issues and profits of said premises, to secure:

(A) The payment of a Note executed by the mortgagor(s) to the order of the Association of even date herewith in the principal sum of One Thousand and no/100 Dollars (\$ 1,000.00 ) payable on or before Five ( 5 ) years after date, with interest at the rate of Eleven 3/4 ( 11 and 3/4 ) per cent per annum, said ~~interest~~ interest being payable ~~monthly~~ Semi-Annually ~~at the office of the Association at 7135 Indianapolis Boulevard, Hammond, Indiana, commencing on~~ until said principal and interest is paid in full in accordance with said note, all without relief from valuation and appraisal at law and with attorney's fees.

(B) Any sums paid by the Association to protect its security as herein provided, and also such additional sums which the Association may loan to the Mortgagor(s) or his or their successors in title, but at no time shall the total sum secured hereby exceed the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ), excluding, however, from said total amount any sums advanced under Clause 5 hereof, attorneys' fees, and court costs.

Mortgagor(s) shall have the privilege to prepay all or any part of the principal sum of the note secured by this mortgage; provided, however, that it will be subject to the same interest rate as the original principal sum secured hereby.

Mortgagor(s) hereby covenant and agree with the Association as follows:

- (1) To pay all sums hereby secured.
- (2) To pay all taxes and assessments levied or assessed against said property and to keep all insurable property covered hereby insured against loss and damage by fire, windstorm and other hazards, with such insurers and in such amounts as shall be approved by the Association and with the proceeds of loss payable to the Association as its interest may appear. All policies of insurance shall be delivered to and held by the Association.
- (3) To pay, in the event Association requires, a pro-rated monthly amount for taxes and hazard insurance premiums, such monthly amounts to be in addition to the regular monthly payments of principal and interest herein provided. Monthly tax and insurance payments shall be retained without any obligation by Association to pay interest on said amount.
- (4) Mortgagor(s) will maintain the property in its present condition of repair, will not commit or suffer waste thereof, and use said property only for lawful purposes.
- (5) In the event Mortgagor(s) fail to pay any loan or encumbrance, or said taxes, or assessments levied against the mortgaged property, or pay said premiums of insurance, or keep said premises in repair, the Association may pay said loans, taxes, assessments or premiums, or make repairs and all sums so paid shall become a part of the indebtedness hereby secured and shall become due and payable forthwith by Mortgagor(s) to the Association without notice or demand, the same being expressly waived by Mortgagor(s). The Association may secure such evidence of title as it deems necessary and the cost thereof shall become a part of the indebtedness secured hereby.
- (6) In the event that Mortgagor(s) shall sell and convey the real estate described in this mortgage, the indebtedness secured hereby shall, at the option of the Association, become immediately due and payable, it being the intention of the parties that the real estate shall not be sold subject to this mortgage except at the option of the Association as aforesaid.
- (7) Upon default by Mortgagor(s) in the performance of any of the terms, covenants or agreements of the promissory note secured by this mortgage, or in any of the covenants or agreements of this mortgage, or in the payment of the monthly installments payable under the terms of said note, and such default continues for a period of sixty (60) days, or if Mortgagor(s) shall abandon said property, then and in either of said events, the whole of the indebtedness secured hereby shall become and be immediately due and payable at the option of the Association, without notice or demand, the same being expressly waived by Mortgagor(s), and this mortgage may be foreclosed. In such event Association shall have the right to have a receiver appointed for said real estate to collect the rents, issues and profits during the period of redemption provided for by law. No delay by the Association in exercising any of its rights hereunder shall operate as waiver thereof or shall preclude it from the exercise thereof during the continuance of any default or breach of covenant.

SIGNED AND DELIVERED by Mortgagor(s) on May 2 19 80

John J. Ulman (SEAL) Monica Ulman (SEAL)  
John J. Ulman Monica Ulman  
\_\_\_\_ (SEAL) MU (SEAL)

Received This Date \_\_\_\_\_

STATE OF INDIANA  
MAY 11 1980  
UR

588519

COUNTY OF LAKE }  
STATE OF INDIANA } ss:

Before me, the undersigned, a Notary Public in and for said County and State, on this 2nd day of May, 19 80 personally appeared John J. Ulman and Monica Ulman, husband and wife

the above-named Mortgagor(s), and acknowledged the execution of the foregoing mortgage.

WITNESS my hand and Notarial Seal.

My Commission Expires 8-13-83 County of Residence: Lake *Deborah A. Hensley* Notary Public

Prepared by Albert J. Lasniak

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Loan No. \_\_\_\_\_

When Recorded Return to  
PEOPLES FEDERAL  
SAVINGS and LOAN ASSOCIATION  
East Chicago, Indiana

REAL ESTATE MORTGAGE

TO

PEOPLES FEDERAL  
SAVINGS and LOAN ASSOCIATION  
East Chicago, Indiana

RECEIVED FOR RECORD

The \_\_\_\_\_ day of \_\_\_\_\_

A.D. 19 \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and recorded in Mortgage Record

No. \_\_\_\_\_ Page \_\_\_\_\_  
Recorder Lake County, Ind.

Amt. Mortgage \_\_\_\_\_