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REAL ESTATE MORTGAGE

THIS INDENTURE, made this 20th day of December, 1979, WITNESSETH, That William M. Korer and

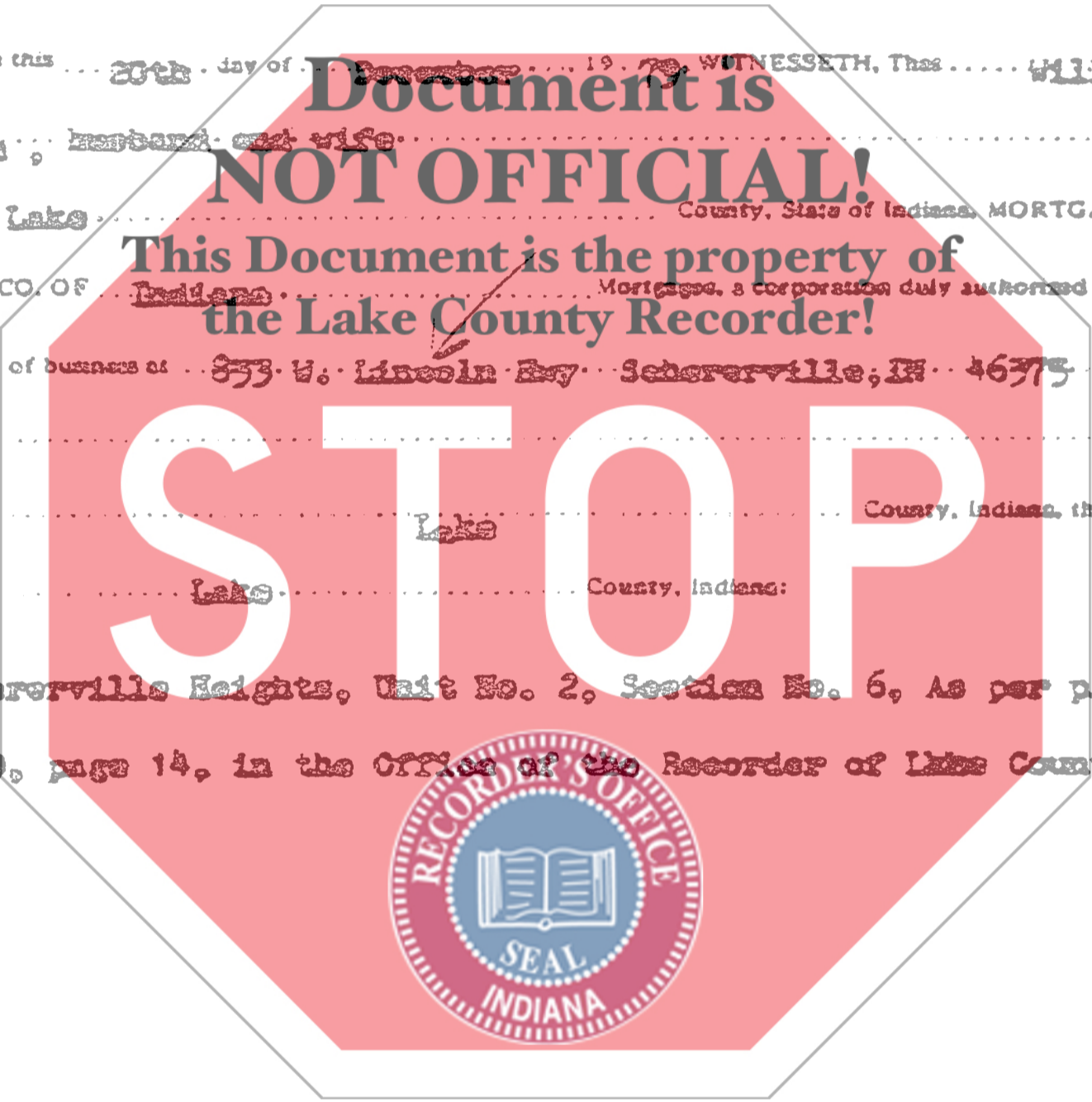
Barbara K. Korer, his wife, Mortgagors, of Lake County, State of Indiana, MORTGAGE AND WARRANT to

BENEFICIAL FINANCE CO. OF Indiana, Mortgagee, a corporation duly authorized to do business in Indiana,

having an office and place of business at 853 W. Lincoln Hwy., Schererville, IN 46375

Lake County, Indiana, the following described real estate situated in Lake County, Indiana:

Lot 175 In Schererville Heights, Unit No. 2, Section No. 6, As per plat thereof, recorded in Plat Book 39, page 14, in the Office of the Recorder of Lake County, Indiana.



STATE OF INDIANA  
DEPT. OF REVENUE  
RECORDS & COURTS DIVISION  
MAY 9 3 54 PM '80  
WILLIAM HILSHAM JR  
RECORDER

together with all rights, privileges, hereditaments, appurtenances, fixtures and improvements now or hereafter on said premises, and the rent, issues and profits thereof.

This Mortgage is given to secure the performance of the provisions hereof and payment of a certain Promissory Note of even date herewith in the Actual Amount of Loan of ~~twelve thousand seven hundred fifty-one and seven cents~~ <sup>twelve</sup> ~~thousand seven hundred fifty-one and seven cents~~ dollars, (\$ 12751.07), together with interest on unpaid principal balances at the rate of 18% per annum, payable in 84 installments to be due on the first Due Date of 01/27/80, with subsequent installments on the same day of each month thereafter until the Final Due Date of 12/27/86, all as provided in said Note.

- The Mortgagors covenant and agree with the Mortgagee as follows:
1. To pay when due all indebtedness provided in such Note or in this Mortgage and secured hereby, without relief from valuation and appraisement laws.
  2. To keep the mortgaged premises in as good order and repair as at present, reasonable wear and tear excepted, and neither to commit nor to suffer any waste thereon.
  3. To keep the mortgaged premises insured against loss by fire and such other hazards, and in such amounts as the Mortgagee shall require, with carriers satisfactory to the Mortgagee, with loss payable to the Mortgagee as its interest may appear.
  4. To pay all taxes and assessments levied against the mortgaged premises when due and before penalties accrue.
  5. To pay when due any and all prior or senior encumbrances.

On failure of the Mortgagors in any of the foregoing, the Mortgagee, at its option, may pay any and all taxes levied or assessed against the mortgaged premises, prior or senior encumbrances or any part thereof, may so insure the premises, and may undertake the repair of the premises to such extent as it deems necessary, and all sums advanced by the Mortgagee for any of such purposes shall become a part of the indebtedness secured hereby and shall bear interest at the rate of eighteen per cent (18%) per annum from and after the date of payment by the Mortgagors until repaid in full by the Mortgagors.

Upon the default of the Mortgagors in any payment or performance provided for herein or in such Note, or if the Mortgagors or any of them be adjudged bankrupt, or a trustee or receiver be appointed for the Mortgagors or any of them or for any part of the mortgaged premises, then the entire indebtedness secured hereby shall become immediately due and payable at the sole option of the Mortgagee, without notice, and this mortgage may be foreclosed accordingly, whereupon any cost incurred by the Mortgagee or its agents in obtaining an abstract of title, any other appropriate title evidence, or any reasonable attorney's fees or expenses incurred by said Mortgagee in respect of any and all legal or equitable proceedings which relate to this Mortgage, may be added to the principal balance due.

No delay or extension of time granted or suffered by the Mortgagee in the exercise of its rights hereunder shall constitute a waiver of any of such rights for the same or any subsequent default, and the Mortgagee may enforce any one or more of its rights or remedies hereunder successively or concurrently.

