

589256

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IN 47302

589256

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH That Thomas H. Fronczak and Mary Catherine Fronczak  
husband and wife

the "Mortgagor" of Lake County, Indiana, mortgage(s) and warrant(s) to LOCAL FINANCE CORPORATION, of Portage, Indiana, the "Mortgagee" the following described real estate, in Lake County, Indiana, to-wit:

Lots 1 and 2 in Block 3 in Lake Side Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 14 page 25, in the Office of the Recorder of Lake County, Indiana.

STATE OF INDIANA'S  
LAND COURT  
JUN 30 10 41 AM '80  
WILLIAM BIELSKI JR  
RECORDER

(hereinafter referred to as the "Mortgaged Premises") together with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures and improvements now or hereafter belonging, appertaining, attached to, or used in connection with, the Mortgaged Premises, and all the rents, issues, income and profits thereof.

This mortgage is given to secure the payment of one promissory note from mortgagor to mortgagee dated 6/25, 19 80 in the amount of \$ 26,482.19 payable in 72 consecutive monthly installments, the first installment in the amount of \$ 617.24 due on 8/1, 19 80, with the subsequent installments in the amount of \$ 604.00 and being due on the same day of each succeeding month as was the due day of the first installment, the date of the final installment being 7/1, 19 86.

And also secure payment of any interest or arrears of the said installment or arrears of its due or term of payment.

The mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinafter provided including paying any deficiency hereafter without relief from valuation and appraisement laws; keep the building 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; properly pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, orderable arrears' fees and court costs which actually are assessed in the enforcement of the terms of this mortgage or of any other instrument evidencing or securing the loan due law and public officers for filing, recording and releasing this mortgage or any other instrument securing this loan, and in default in any payment the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amounts so paid together with interest at eight per cent; no building 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 herebefore 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. Mortgagor binds each such person executing this instrument if were that one, his heirs, successors and assigns and mortgagee includes its successors, assigns and assigns.

BY WITNESS WHEREOF, the mortgagor, and each of them, has hereunto set his hand and seal this 25th day of June, 19 80.

Thomas H. Fronczak (Seal)  
Thomas H. Fronczak  
Mary Catherine Fronczak (Seal)  
Mary Catherine Fronczak

STATE OF INDIANA, COUNTY OF Porter ss:

Before me, A Notary Public in and for said County personally appeared the above Thomas H. Fronczak and Mary Catherine Fronczak husband and wife and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 25th day of June, 19 80.

My Commission Expires: 2/28/81

My County of Residence is: Porter

Donald R. Steele  
Donald R. Steele Notary Public  
Donald Steele

THIS INSTRUMENT WAS PREPARED BY Ronald A. Link, Attorney at Law and completed by Donald Steele