

589257

FOR THE RECORD

Return to - 153, Park Ave. in 11210

589257

REAL ESTATE MORTGAGE

THIS INSTRUMENT WITNESSETH That Harvey Dale Yocum and Agnes Darlene Yocum husband and wife

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

The South 60 feet of the North 368 feet of the following described tract: Part of School Lot 5 of Section 16, Township 36 North, Range 7 West of the 2nd Principal Meridian, described as commencing at a point on the East line of Albert Reich Subdivision as recorded in Plat Book 29 page 9 which is 330 feet South of the Northeast corner thereof; thence Southerly on said East line 388.81 feet; thence Easterly on a line perpendicular to said East line 156.3 feet; thence Northerly 388.83 feet; thence Westerly on a line perpendicular to East line aforesaid 160.23 feet to the place of beginning, in City of East Gary, Lake County, Indiana.

STATE OF INDIANA
LAFAYETTE COUNTY
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 5/26, 1980 in the amount of \$8466.76, payable in 60 consecutive monthly installments, the first installment in the amount of \$231.93 due on 8/5, 1980, with the subsequent installments in the amount of \$215.00 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 7/5, 1985.

And also to secure the payment of any interest or arrears of the said installment or arrears of its time or times 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 being had the buildings insured against loss or damage by fire for the benefit of the mortgagee and perform all covenants, terms and conditions of any prior mortgage, promptly pay all taxes, assessments, water rates, insurance premiums, assessments of principal and interest on any prior mortgage, and reasonable attorney's fees and court costs which actually are expended in the enforcement of the terms of this mortgage or of any other instrument evidencing or securing the loan plus less paid 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 of eight per cent; no buildings 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 hereinafter 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. Mortgagee includes each such person executing this instrument if more than one, his heirs, successors and assigns and mortgagee includes its successors, assigns and attorneys.

IN WITNESS WHEREOF, the mortgagor, and each of them, has hereunto set his hand and seal this 26th day of June, 1980.

Harvey Dale Yocum (Seal)
Agnes Darlene Yocum (Seal)

STATE OF INDIANA, COUNTY OF Porter SS:
Before me, A Notary Public in and for said County personally appeared the above Harvey Dale Yocum and Agnes Darlene Yocum husband and wife and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 26th day of June, 1980

My Commission Expires: 2/28/81

My County of Residence is Porter

Donald Rueben Steele Notary Public
Donald Steele

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