instrument, filling in elakt spaces, streting out provisions and insertion of special clauses. Com REAL ESTATE MORTGAGE Mysis on livel a ve exce m vero vam gaa wal

This indenture witnesseth that

MARY E. DULIJAN

Lake County, Indiana of

as MORTGAGOR.

Morrages and warrents to

THOMAS P. DORMADY, as Executor of the Estate of Thomas D. Dormady

of

Lake County,

Indiana, as MORTGAGEE,

the following real estate in State of Indiana, to wit:

County

Lot 13, Block 12, Ellendale Fourth Addition to the City of Highland, Plat 34, page 95, commonly known as 9402 Anthony Place, Highland, Indiana.

as well as the rents, profits and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

A To secure the payment, when the same shall become due, of the following indebtedness of even date herewith: Nine Thousand Dollars (\$9,000.00), payable on January 1, 1983

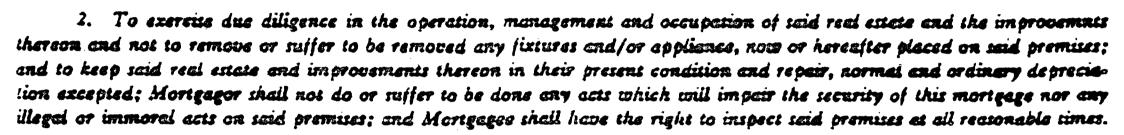
per cent per canum combuted during such period when there shall with interest at the rate of be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of sight per cent per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinguency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisement Laws, and with attorney's fees:

- B Also securing any renewed or extension of such indebtedness;
- C Also securing all future advances to the full amount of this mortgage;
- D Also securing all indebtedness or liabilities incurred by the holder hereof for the protection of this security or for the collection of this mortgage.

Mortgagor agrees to pay to Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance and assessments against said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurence and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal.

Mortgagor further covenants and agrees as follows:

1. To keep all buildings, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss payable to Mortgages in form satisfactory to Mortgages to be activered to possession of Mortgages to be held continuously through period of the existence of said indebtedness or any portion thereof



- 3. The holder of this obligation may renew the same or extend the time of payment of the indebtedness or any part thereof or reduce the payments thereon; and any such renewel, extension or reduction shall not release any maker, endorser, or guaranter from any liability on said obligation.
- 4. No sale of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shall operate to release, discharge or modify in any manner the effect of the original liability of the Mortgages; and any extension of time on this mortgage by Mortgages or his assigns, without the consent of the holder of any junior lien or encumbrance, shall not operate to cause a loss of the priority of this mortgage over such junior lien. Mortgages shall be subrogeted to any lien or claim paid by moneys advanced and hereby secured.
- 5. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgages.
- 6. It is agreed that time is the essence of this agreement and that, in case of default in the payment of any installment when the same shall become due and payable, the holder of the note and martgage may, at his option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any junior lien or encumbrance against said real estate, then the Mortgages herein may immediately declare this mortgage due and payable and institute such proceedings as may be necessary to protect his interest. The lien of this mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter estached to or used in connection with said premises.
- 7. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgages is expressly authorized to cause a continuation of the abstract of title at the expense of Mortgages to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the abstract of title to the said real estate, together with interest thereon at the rate of eight per cent per annum, shall become part of the debt secured by this mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Martgages.
- 8. In the event of such foreclosure, the Mortgague, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real estate, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the court for the benefit of the Mortgague pending foreclosure proceedings. Said receiver may be appointed irrespective of the value of the mortgagued property or its adequacy to secure or discharge the indebtedness due or to become due.
- 9. All terms of this mortgage thall be binding on each and all suscenters in oursership of said real estate, as well as upon all heirs, executors, administrators of Mortgagor or successors in oursership.
 - 10. Additional Covenants:

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Stere of Indiana,	Lake	County, see	Detect this 30 cy of June 1980
Before me, the undersigne and State, this 30th personally appeared:			MARY Ex DULIJAN Soci
Mary E.	Dulijan		Seat
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Silly	aret A. W	Mitord	Seal
Besters op	Margaret	A Williford	Seed 2017 Englishment in District
Title distributed despited by		Indiana 46322	2013 Indianapolis Blvd. Morney et Lev
Margare Margare	t A. Will	iford, 9013 Ind	ianapolis 31vd., Highland, IN 46322

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