

FOR K... DOOR  
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10/30/80

606873

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH That Barbara Ellen Robb Childers and Robert W. Childers, her husband

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:

Lot 20, Viking Village Subdivision, as shown in Plat Book 33, Page 15, Lake County, Indiana.

STATE OF INDIANA  
LAKE COUNTY  
FILED  
NOV 13 12 22 PM '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 11/4 1980 in the amount of \$ 10,893.62, payable in 48 consecutive monthly installments, the first installment in the amount of \$ 320.00 due on 12/10, 1980, with the subsequent installments in the amount of \$ 320.00 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 11/10, 1984.

And also to insure the payment of any renewal or renewal of the said indebtedness or extensions of its time or times of payment.

The mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided including paying any deficiency hereunder 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; promptly pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, and reasonable attorneys' 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 fees 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 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 hereunder specified on the due date hereof, or upon default in any of the other terms, covenants or conditions of this mortgage, or should any action or proceedings be filed in any court to enforce 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 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 4th day of November, 1980.

Barbara Ellen Robb Childers (Seal)  
Robert W. Childers (Seal)

STATE OF INDIANA, COUNTY OF Porter ss: Robert W. Childers  
Before me, A Notary Public in and for said County personally appeared the above Barbara Ellen Robb Childers and Robert W. Childers, her husband and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 4th day of November, 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

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