

LP-12 Rev. 3-78
Marion, Ind.

615853

REAL ESTATE MORTGAGE

4646

THIS INDENTURE WITNESSETH THAT Ruben Gonzalez and Linda Gonzalez, Husband and wife

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

Lot 38 and the South $\frac{1}{4}$ of Lot 37 in Block 3 in Glen Park, in the City of Gary, as per plat thereof, recorded in Plat Book 3 page 89 in the Office of the Recorder of Lake County, Indiana.

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

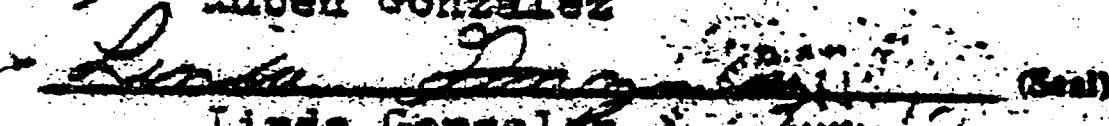
This mortgage is given to secure the payment of one promissory note from mortgagor to mortgagee dated Jan. 23, 1981, in the amount of \$ 3,066.71, payable in 36 consecutive monthly installments, the first installment in the amount of \$ 125.08 due on March 1, 1981, with the subsequent installments in the amount of \$ 120.00 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 Feb. 1, 1984.

And also to secure the payment of any sum or amounts of the said instruments or extensions of its term or terms of payment.

The mortgagor covenants with the mortgagee that the mortgagee will pay the instruments or extensions provided hereinabove during any deficiency remaining after sale of the Mortgaged Premises, and that the mortgagee shall have the authority to collect the same by fee for the service of the mortgagee above and beyond all covenants, rights and conditions of any other mortgage, priority over all taxes, assessments, water rates, insurance premiums, rentals, rents of万分之三 and interest on any other 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 same and fees and costs of office for filing, recording and returning the instrument or any other instrument securing the same, and to collect in any payment the mortgagee may get the same and the mortgagor shall repay to the mortgagee the amount so paid together with interest at eight per cent; no damages shall be recoverable or claimable against the mortgagee if the mortgagee shall be entitled to the enforcement of a receiver in any action to foreclose upon default being made in the payment of any of the instruments hereinabove mentioned on the due date named, or when delinquent in any of the other terms, covenants or conditions of this mortgage or of the note secured hereby, or in the event of non-payment of the principal by the mortgagor without the cause in writing of the mortgagee, or should any action be commenced to foreclose any lien on, claim against or interest in any above described real estate, then the entire unpaid balance shall immediately become due and payable at the option of the mortgagee. Mortgagee retains such power concerning this instrument if more than one, his heirs, executors and assigns and mortgagee includes his successors, assigns and personalty.

IN WITNESS WHEREOF, the mortgagor, and each of them, has signed to the same on the 23rd day of January, 1981.


Ruben Gonzalez
(Seal)


Linda Gonzalez
(Seal)

STATE OF INDIANA, COUNTY OF Lake ss:

Before me, A Notary Public in and for said County personally appeared the above Ruben Gonzalez and Linda Gonzalez, Husband and wife and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 23rd day of January, 1981.

My Commission Expires 11-15-84

My County of Residence is Porter

THIS INSTRUMENT WAS PREPARED BY Ronald A. Link, Attorney at Law and completed by Harry D. Kaufman