

615853

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REAL ESTATE MORTGAGE

212 10 05 2173  
MUNSTER, IN.  
46410

THIS INSTRUMENT 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 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.

STATE OF INDIANA  
COUNTY OF LAKE  
FILED FOR RECORD  
JAN 27 1 01 PM '84  
WILLIAM BIEBER  
RECORDER

(hereinafter referred to as the "Mortgaged Premises") together with all rights, privileges, interests, easements, appurtenances, fixtures and improvements now or hereafter belonging, appertaining, attached 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, 19 81 in the amount of \$ 3,066.71, payable in 36 consecutive monthly installments, the first installment in the amount of \$ 126.08 due on March 1, 19 81, 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, 19 84.

And also to secure the payment of any interest or arrears of the said installments or arrears of its time or terms of payment.

The mortgagor covenants with the mortgagee that the mortgagor will pay the installments as hereinabove provided including paying any delinquent installments without relief from valuation and redemption 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 mortgages; promptly pay all taxes, assessments, water rates, insurance premiums, redemptions of principal and interest on any prior mortgage, and reasonable attorney's fees and court costs which actually are incurred in the enforcement of the terms of this mortgage or of any other instrument evidencing or securing the loan plus fees 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 sell the same and the mortgagor shall repay to the mortgagee the amount 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 hereinabove 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 or 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 each person executing this instrument if more than one, his heirs, successors and assigns and mortgagee includes its successors, assigns and assigns.

IN WITNESS WHEREOF, the mortgagor, and each of them, has hereunto set his hand and seal this 23rd day of January, 19 81.

Ruben Gonzalez (Seal)  
Ruben Gonzalez  
Linda Gonzalez (Seal)  
Linda Gonzalez

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, 19 81.

My Commission Expires 11-15-84  
My County of Residence is Porter

Harry J. Kaufman  
Notary Public

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