

618403

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Reception No. _____

Recorded this _____ day of _____, A.D. 19 _____ o'clock _____ m.

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, that Thomas D Leitch and

Nadine Leitch Husband & Wife

hereinafter called Mortgagor(s) of Lake County, in the State of Indiana

Mortgage(s) and Warrant(s) to American Security Corp 75 7996 Broadway, Merrillville, Indiana

hereinafter called Mortgagee, of Lake County, in the State of

Indiana, the following described Real Estate situated in Lake

County, in the State of Indiana, as follows, to wit:

The East 15 feet of Lot 2, all of Lot 3 and the West 5 feet of Lot 4 in Block 8 in Spielman's Addition to Gary, as Per Plat Book 13, Page 7, in the Office of the Recorder of Lake County, Indiana.

STATE OF INDIANA
LAKE COUNTY
RECORDERS OFFICE
FEB 20 10 54 AM '81
WILLIAM RIELSNI JR
RECORDER

More Commonly Known As: 2709 E 36th Ave, Lake Station, INDIANA, 46405

to secure the repayment of a promissory note of even date herewith for the principal sum of \$ 8166.76, executed by the Mortgagor(s) and payable to the Mortgagee, on or before 50 months after date, in installments and with interest thereon, all as provided in said note, and any renewal thereof; the Mortgagor(s) expressly agree(s) to pay the sum of money above secured, all without relief from valuation or appraisal laws, and with attorneys fees; and upon failure to pay any installment on said note, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then said note shall immediately be due and payable, and this mortgage may be foreclosed accordingly; it is further expressly agreed by the undersigned, that until all indebtedness owing on said note or any renewal thereof is paid, said Mortgagor(s) shall keep all legal taxes and charges against said premises paid as they become due, and shall keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interests may appear, and the policy duly assigned in the amount of eight-thousand, four-hundred, sixty-six dollars, seventy-six cents Dollars (\$ 8166.76), and failing to do so, said Mortgagee may pay said taxes, charges and/or insurance, and the amount so paid, with 18.0 percent interest thereon, shall be and become a part of the indebtedness secured by this mortgage. If not contrary to law, this mortgage shall also secure the payment of all renewals and renewal notes hereof, together with all extensions thereof, and this mortgage shall in addition secure any future advances by the Mortgagee to the Mortgagors, as evidenced from time to time by a promissory note or notes, together with interest thereon. The Mortgagors for themselves, their heirs, personal representatives and assigns, covenant and agree to pay said note and interest as they become due and to repay such further advances, if any, with interest thereon as provided in the note or notes evidencing such advances.

If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

And the Mortgagor(s) covenants that at all times during the continuance of this mortgage, ~~he~~(they) will perform all covenants and conditions of all prior and existing mortgages to include payment of principal and interest on any debt or debts secured thereby and Mortgagor(s) agree that in the event of default in the performance of such covenants and conditions then the Mortgagee hereof may declare that any debt hereby secured shall be due and owing in full and Mortgagee may enforce this mortgage by foreclosure with costs and attorney fees, or otherwise. In the event Mortgagor(s) default in the performance of any obligations secured by a prior and existing mortgage, Mortgagee hereof may at its sole election pay and discharge said prior debt and mortgage and Mortgagor(s) agree to be indebted to Mortgagee thereof in the additional amount so advanced and this mortgage shall also secure such additional debt on the same terms and conditions.

This instrument prepared by Lorrie Paulson

2/20/81

RECORDED

IN WITNESS WHEREOF, the said Mortgagor(s) ha whereunto set their hand(s) and seal(s) this 18th day of February 19 81.

Thomas L. Leitch (SEAL)
Type name here Thomas L. Leitch
Nadine D. Leitch (SEAL)
Type name here Nadine D. Leitch

(SEAL)
Type name here
(SEAL)
Type name here

STATE OF INDIANA
COUNTY OF LAKE ss:

Before me, the undersigned, a Notary Public in and for said County, this 18th day of February 19 81, came Thomas & Nadine Leitch, Husband & Wife and acknowledged the execution of the foregoing instrument.

WITNESS OF MY HAND and official seal.

My Commission expires _____
E. L. Potts Notary Public
Resident of Lake County

RELEASE OF MORTGAGE

THIS CERTIFIES that the annexed Mortgage to _____

which is recorded in the office of the Recorder of _____ County, Indiana, in Mortgage Record _____, page _____, has been fully paid and satisfied and the same is hereby released.

Witness the hand and seal of said Mortgagee, this _____ day of _____ 19 _____.

By: _____ (Seal)

STATE OF INDIANA, _____ County, ss:

Before me, the undersigned, a Notary Public in and for said county, this _____ day of _____

19 _____, came _____ and acknowledged the execution of the annexed release of mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires _____ Notary Public

MORTGAGE	FROM	TO	Received for record this _____ day of _____	19 _____ at _____ o'clock _____ m., and	recorded in Mortgage Record No. _____	page _____ Recorder _____	County _____	Fee \$ _____