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REAL ESTATE MORTGAGE

THIS INDENTURE, made this 17TH day of FEBRUARY 1981, WITNESSETH, That JAMES R. ROFF AND HEVERLY ROFF, HUSBAND AND WIFE Mortgagees, of LAKE County, State of Indiana, MORTGAGE AND WARRANT to BENEFICIAL FINANCE CO. OF INDIANA Mortgagee, a corporation duly authorized to do business in Indiana, having an office and place of business at 117 W. JOLIET ST., CROWN PT., IN 46307. LAKE County, Indiana, the following described real estate situated in LAKE County, Indiana:

LOT 8 BLOCK 3 OAK HEIGHTS ADDITION TO CROWN POINT AS SHOWN IN PLAT BOOK IN LAKE COUNTY, INDIANA.

STATE OF INDIANA
LAKE COUNTY
FEB 23 12 44 PM '81
WILLIAM BIELSKI JR
RECORDER

together with all rights, privileges, hereditaments, appurtenances, fixtures and improvements now or hereafter on said premises, and the rent, issues and profits thereof.

This Mortgage is given to secure the performance of the provisions hereof and payment of a certain Promissory Note of even date herewith in the Amount of Note of SEVEN THOUSAND EIGHT HUNDRED SIXTY AND 00/100 (\$7,860.00) dollars, payable in 60 installments to be due on the First Due Date of 3/23/81 with subsequent installments on the same day of each month thereafter until the Final Due Date of 2/23/86 all as provided in said Note.

The Mortgagee covenant and agree with the Mortgagee as follows:

- 1. To pay when due all indebtedness provided in such Note or in this Mortgage and secured hereby, without relief from valuation and appraisal laws.
2. To keep the mortgaged premises in as good order and repair as at present, reasonable wear and tear excepted, and neither to commit nor to suffer any waste thereon.
3. To keep the mortgaged premises insured against loss by fire and such other hazards, and in such amounts as the Mortgagee shall require, with carriers satisfactory to the Mortgagee, with loss payable to the Mortgagee as its interest may appear.
4. To pay all taxes and assessments levied against the mortgaged premises when due and before penalties accrue.
5. To pay when due any and all prior or senior encumbrances.

On failure of the Mortgagee in any of the foregoing, the Mortgagee, at its option, may pay any and all taxes levied or assessed against the mortgaged premises, prior or senior encumbrances or any part thereof, may so insure the premises, and may undertake the repair of the premises to such extent as it deems necessary, and all sums advanced by the Mortgagee for any of such purposes shall become a part of the indebtedness secured hereby and shall bear interest at the rate of eighteen per cent (18%) per annum from and after the date of payment by the Mortgagee until repaid in full by the Mortgagee.

Upon the default of the Mortgagee in any payment or performance provided for herein or in such Note, or if the Mortgagee or any of them be adjudged bankrupt, or a trustee or receiver be appointed for the Mortgagee or any of them or for any part of the mortgaged premises, then the entire indebtedness secured hereby shall become immediately due and payable at the sole option of the Mortgagee, without notice, and this mortgage may be foreclosed accordingly, whereupon any cost incurred by the Mortgagee or its agents in obtaining an abstract of title, any other appropriate title evidence, or any reasonable attorney's fees or expenses incurred by said Mortgagee in respect of any and all legal or equitable proceedings which relate to this Mortgage, may be added to the principal balance due.

No delay or extension of time granted or suffered by the Mortgagee in the exercise of its rights hereunder shall constitute a waiver of any of such rights for the same or any subsequent default, and the Mortgagee may enforce any one or more of its rights or remedies hereunder successively or concurrently.

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The Mortgagee may, at its sole discretion, extend the time of the payment of any indebtedness secured hereby, or accept one or more renewal notes therefor, without the consent of any junior encumbrances or of the Mortgagors if the Mortgagors no longer own the mortgaged premises, and no such extension of renewal shall affect the priority of this mortgage or impair the security hereof or release, discharge or affect the principal liability of the Mortgagors or any of them to the Mortgagee whatsoever.

If there be only one mortgagor, all plural words herein referring to Mortgagors shall be construed in the singular.

IN WITNESS WHEREOF the Mortgagors have executed this mortgage on the day and year first above written.

Signature James R. Ropp
Printed... JAMES R. ROPP

Signature Beverly J. Ropp
Printed... BEVERLY J. ROPP

Signature _____
Printed _____

ACKNOWLEDGMENT

State of INDIANA
County of LAKE

Before me, a Notary Public in and for said County and State, personally appeared JAMES R. ROPP AND BEVERLY J. ROPP
HUSBAND AND WIFE

who acknowledged the execution of the foregoing mortgage.
Witness my hand and Notarial Seal this 17th day of February, 1981

Barbara A. Morgan
BARBARA A. MORGAN Notary Public

My commission expires 3/12/81

This instrument was prepared by MITCH HALLETT

Return to BENEFICIAL FINANCE CO. OF INDIANA
117 N. JOLIET ST.
CROWN PT. IN 46307