

620463

REAL ESTATE MORTGAGE

620463

Mortgagee  
FORD MOTOR CREDIT COMPANY 1000 E 80TH PL MERRILLVILLE IN

ACCOUNT NO. 86253-3	TO BE PAID 13	RELEASED ACCOUNT NO.	DELIVERED BY CHARGE 9.00	SECURITY HS/RE-HHG-A	SOURCE OTHER REF	DATE MADE 3-06-81	3
WILLIAM J MAGER		/NA/		14190.34	% FINANCE CHARGE	17.50	25400.00
932 W 62ND PLACE		9524.48	NONE	1715.00	757.63		12209.66
MERRILLVILLE IN 46410		ANNUAL PERCENTAGE RATE 18.00 %	NOTE IS PAYABLE IN MONTHLY PAYMENTS THE FIRST DAY	220.00	119.220.00	4-13-81	3-13-91

The undersigned, being the Mortgages identified above, do hereby Mortgage and Warrant to the above named Mortgagee the following described real estate in Lake County, Indiana:

Lot 198 in Englishart's Country Club Manor as per plat thereof, recorded in Plat Book 24, page 75 in the Office of the Recorder of Lake County, Indiana.

(hereinafter referred to as "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 the indebtedness described above and to secure also the payment of any future advances made at Mortgagee's option to the Mortgages, or any of them, and to secure any other sums that may be due Mortgagee hereunder. The Mortgages, jointly and severally, covenant and agree that they will: pay the indebtedness at the times and in the amounts described above, without relief from valuation and appraisal laws; pay reasonable attorney's fees after default and referral to an attorney not a salaried employee of Mortgagee; observe and perform all covenants, terms and conditions of any prior mortgage; promptly pay when due all taxes, assessments, utility charges, insurance premiums, and installments of principal and interest on any prior mortgage; keep the Mortgaged Premises in good repair; not remove any buildings or improvements therefrom without the prior consent of Mortgagee; keep the Mortgaged Premises adequately insured to protect Mortgagee's interest therein against loss by fire, windstorm and such other hazards as Mortgagee may require from time to time; and to protect the Mortgagee's interest in this mortgage and in the Mortgaged Premises in any legal or equitable proceedings relating to this mortgage or the Mortgaged Premises.

Mortgagee may, at its option, advance and pay all sums necessary to protect and preserve the security intended to be given by this mortgage and all sums so advanced or paid by Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest at the rate of 18.00 per annum from the date of payment. Such sums may include, but are not limited to, taxes, assessments, utility charges, insurance premiums, installments of principal and interest on any prior mortgage, and any costs and expenses, including attorney's fees, incurred in any legal or equitable proceedings which relate to this mortgage or the Mortgaged Premises, except proceedings involving the foreclosure of this mortgage.

Upon default being made in payment of any of the installments heretofore specified on the due date thereof, or upon default in any of the other terms, covenants or conditions hereof or of any note secured hereby, or in the event of sale or transfer of the Mortgaged Premises without written consent of Mortgagee, or should any action be filed in any court to enforce any lien on, claim against, or interest in the Mortgaged Premises, then the entire unpaid balance shall become immediately due and payable at the option of the Mortgagee and this mortgage may be foreclosed. Mortgagee shall be entitled to the appointment of a receiver in any action to foreclose this mortgage.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Mortgages have executed this instrument as of the Date of Loan written above.

Signature William J. Mager Signature \_\_\_\_\_  
Printed Name William J. Mager Printed Name \_\_\_\_\_

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared William J. Mager

Mortgages aforesaid, and acknowledged the execution of the foregoing instrument.



Witness my hand and Notarial Seal this 6th day of March, 1981.

Signature \_\_\_\_\_  
Printed Name Donald D. Smalley  
(Porter County) Notary Public

My Commission Expires 11-19-83

This instrument was prepared by C.J. Tesko