

622036

Policy B-390569

First Federal Savings and Loan Association of Gary 545 Broadway Gary, Indiana Attention: Franklin Mitchell

622036

IMPROVEMENT MORTGAGE

Loan No. CHICAGO TITLE INSURANCE COMPANY INDIANA DIVISION

THE UNDERSIGNED, Donald Fleets

of Gary County of Lake State of Indiana hereinafter referred to as the Mortgagor does hereby mortgage and warrant to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GARY, Gary, Indiana, a corporation organized and existing under the laws of the United States of America, hereinafter referred to as the Mortgagee, the following real estate in the County of Lake in the State of Indiana, to wit:

Lot 34, 35, 36 and North one half of Lot 37 in Block 12, in Brunswick Addition to Gary, as per plat thereof, recorded in Plat Book 11, page 34 in the Office of the Recorder of Lake County, Indiana.

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided in the Supplemental Agreement secured hereby. The Mortgagee is hereby subrogated to the rights of all mortgages, lienholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee for the uses herein set forth, free from all rights and benefits under the appraisement and valuation laws of any state, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE:

(1) The payment of a note executed by the Mortgagor to the Mortgagee bearing even date herewith in the principal sum of Five Thousand Eight Hundred One and 62/100 - - - - - Dollars (\$ 5,801.62 ), which note, together with interest thereon as therein provided is payable in monthly installments of One Hundred Thirty Eight and 13/100 - - - - - Dollars (\$ 138.13 ), commencing the 1st day of April 1, 19 81, which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) Any advances made by the Mortgagee to the Mortgagor, or his successor in title, for any purpose, at any time before the release and cancellation of this mortgage, but at no time shall this mortgage secure advances on account of said original note and such additional advances in a sum in excess of - - - - - Dollars, provided that nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the mortgage.

(3) All of the covenants and obligations of the Mortgagor to the Mortgagee, as contained in a supplemental agreement dated, executed and delivered concurrently herewith and reference is hereby made to said note and supplemental agreement for the full terms and conditions thereof, and the same are hereby incorporated herein as fully as if written out verbatim herein.

In this instrument the singular shall include the plural, and the masculine shall include the feminine and neuter. All debts and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the mortgagor and mortgagee.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of

March 19 81

Donald Fleets SEAL Donald Fleets SEAL SEAL

Notary Public Seal

STATE OF INDIANA COUNTY OF LAKE

Essores me, the undersigned, a Notary Public in and for said County and State, this 17th day of

March 19 81 personally appeared Donald Fleets

he above named mortgagor and acknowledged the execution of the foregoing mortgage.

I hereby certify that I am not an officer of the Mortgagee.

Witness my hand and notarial seal.

My Commission Expires: 11-11-83 Loris Capellari Notary Public

County of Residence: Porter

Prepared By: Franklin D. Mitchell, Asst Vice President/lc

Vertical text on the right margin: STATE OF INDIANA COUNTY OF LAKE