

2 653856

REAL ESTATE MORTGAGE

THIS INDENTURE, made this 11th day of December, 1981, WITNESSETH, That John Ronald Raduski and Patricia Raduski, Husband and wife

Mortgagors, 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 3313 - 45th Street, Highland, Indiana 46322

Lake County, Indiana, the following described real property ("Property") situated in the County of Lake, Indiana:

Lot Ninety-three (93) in Grand Hessville Heights Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 31, page 87, in the Office of the Recorder of Lake County, Indiana.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
DEC 16 10 29 AM '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.

The Mortgage is given to secure the performance of the provisions hereof and payment of a certain promissory Note of even date herewith in

Amount of Note, of \$ 26008.89 together with interest on unpaid principal balances at the rate of 21.00% per annum, payable in 120 installments to be due on the first Due Date of January 16, 1982 with subsequent instalments on the same day of each month thereafter until the Final Due Date of December 16, 1991, all as provided in such Note.

Mortgagors covenants and agree with Mortgagee as follows:

- 1. To pay when due all indebtedness provided in the Note or in this Mortgage and secured hereby, without relief from valuation and appraisement laws.
2. To keep the Property in as good order and repair as at present, reasonable wear and tear excepted, and neither to commit nor suffer any waste on such Property.
3. To keep the Property 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 Property when due and before penalties accrue.
5. To pay when due any and all prior or senior encumbrances.

On failure of Mortgagors in any of the foregoing, Mortgagee, at its option, may pay any and all taxes levied or assessed against the Property, prior or senior encumbrances or any part thereof, may so insure the Property, and may undertake the repair of the Property 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 21.00% per annum from and after the date of payment by Mortgagee until repaid in full by the Mortgagors.

Upon default of Mortgagors in any payment or performance provided for herein or in such Note, or if Mortgagors or any of them be adjudged bankrupt, or a trustee or receiver be appointed for Mortgagors or any of them or for any part of the Property, 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 the 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.

Handwritten initials or mark.

Mortgagee, at its sole discretion, may 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 encumbrancer or of Mortgagors if Mortgagors no longer own the Property, 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 *J R Raduski*

Printed John Ronald Raduski

Signature *Patricia J Raduski*

Printed Patricia Raduski

Signature \_\_\_\_\_

Printed \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF INDIANA

COUNTY OF Lake }

Before me, a Notary Public in and for said County and State, personally appeared John Ronald Raduski and Patricia Raduski  
who acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 11th day of December, 19 81.

*Kittie P. Sargent*  
Kittie P. Sargent  
Notary Public

My commission expires 3-13-83

This instrument was prepared by *[Signature]*

Edward P. Lightner

Return to Beneficial Finance Co. of Indiana  
3313 - 45th Street  
Highland, Indiana 46322