

655862

Pol B-394963 LD
United Mortgage Company
475 Bdwy, Gary, In 46402

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned
CHARLENE JONES

County of Lake, State of Indiana, hereinafter referred to as "Mortgagors"
do hereby mortgage and warrant to FIRST UNITED LIFE INSURANCE COMPANY
-----, a corporation organized under the laws of
the State of Indiana, hereafter referred to as "Mortgagee", the following
described real estate situated in the County of Lake, State of Indiana,
to-wit:

Lot 57, except that portion described as follows: Commencing at a point
on the Southeast corner of Lot 59, thence North 144.80 feet to the
Northeast corner of Lot 57, thence Southwesterly to a point on the
North line of Lot 58, which is 60 feet West of the Northeast corner of
said Lot 58; thence South parallel with and 60 feet West of the East
line of Lots 58 & 59, to the South line of Lot 59; thence East along
the said South line to the point of beginning, Scarsdale 2nd Addition
to Gary, as shown in Plat Book 25, page 57, in Lake County, Indiana.

Together with all the improvements now or hereafter erected
property, and all easements, rights, appurtenances, rents, royalties,
mineral, oil and gas rights and profits, water, water rights, stock,
and all fixtures now or hereafter attached to the property, all of
which, including replacements and additions thereto, shall be deemed to be
and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this
Mortgage is on a leasehold) are herein referred to as the "Property".

This mortgage is given to secure the performance of the provisions here-
of, and the payment of a certain obligation evidenced by a promissory note
of even date herewith, for the principal sum of Sixteen Thousand Eight
Hundred & no/100---- (\$16,800.00) Dollars, accepted by the
mortgagors and payable to the mortgagee on or before --- 300----- months
after date, with interest thereon as provided in said note, both payable
monthly, in legal tender of the United States of America, which indebted-
ness the mortgagors agree and promise to pay to the mortgagee, all without
relief from valuation and appraisal laws and with attorney's fees.

The mortgagors expressly covenant and agree (1) to pay all taxes and
special assessments levied against said real estate and improvements as the
same become due and payable; (2) to keep all improvements located upon
said real estate or hereafter located thereon insured against loss or
damage by fire, windstorm, or such other events as the mortgagee may require,
with insurers approved by the mortgagee, with suitable loss payable clauses
to said mortgagee; (3) to permit no waste to be committed upon said premises
or allow said premises to be used for any illegal or immoral purposes; (4)
to keep and maintain said premises in good condition and repair; and (5) in
the event of the failure of mortgagors to keep these covenants or any part
thereof, the mortgagee may pay such taxes and assessments, procure such
insurance, or make such repairs, and any sums so expended by said mortgagee
therefor, together with interest at 8% per annum, shall be and become a
part of the debt secured by this mortgage.

In the event of any default in the payment of said note or the covenants
of this mortgage, the mortgagee may declare the entire debt due and fore-
close said mortgage, and in such event the mortgagors shall pay all costs
of said foreclosure, including the cost of continuation of abstracts of
title, or policies of title insurance, and in such event the mortgagee is
hereby given the right to obtain the appointment of a receiver, who shall
take possession of said real estate under the usual powers and authority
granted receivers in such cases.

The mortgagors shall make no material alterations to said real estate or
remove any improvements therefrom without the written consent of the mortgagee
and shall not permit or suffer any legal proceedings to be instituted against
said real estate; and it is further understood and agreed that this mortgage
is made subject to all regulations and by-laws of the said mortgagee, which
are hereby ratified and made a part of this contract, and all amendments

CHICAGO LIFE INSURANCE COMPANY
INDIANA DIVISION

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
JUN 8 1958 PM 1:18
WILLIAM B. STEVENS
RECORDER

450

that may be made before the final payment of this loan.

Said mortgaged premises shall not be sold or transferred without the written consent of the mortgagee, and no contract or agreement shall be entered into by the mortgagors whereby anyone may acquire the right to a lien, mortgage, or other encumbrance upon the mortgaged premises without the written consent of the mortgagee first had and obtained.

This mortgage shall secure the payment of any additional loans or advances, made by the mortgagee to the mortgagors at any time hereafter for the purpose of paying taxes, insurance premiums, making repairs or alterations or any other purpose within the discretion of the mortgagee, provided only that the aggregate of the principal amount of indebtedness secured thereby shall at no time exceed the original principal amount hereof.

This mortgage and the note, the payment of which is secured, are hereby agreed to be made subject to the by-laws, rules and regulations of the mortgagee herein, now in force or that may hereafter be in force and effect.

IN WITNESS WHEREOF, the mortgagors have hereunto set their hands and seals this 12th day of December, 1981.



CHARLENE JONES

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, this 12th day of December, 1981, personally appeared

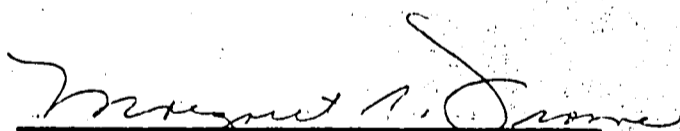
CHARLENE JONES

and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal.



My commission expires July 30, 1982



Notary Public
Margaret S. Frame, Resident of
Lake County, IN

This instrument prepared by: L. B. SYDES, Sr. Vice-President of First United Life Insurance Company