- 3. If the Mortgagor shall fail to make any payment or to obtain any insurance, service or materials necessary for the performance of any of Mortgagor's covenants above set forth, then the Mortgagee at its option may do so, and its expenditures for any such purpose shall be added to and become part of the indebtedness hereby secured. Any amount so added shall, from the date of payment thereof by the Mortgagee, bear interest at the rate of interest set forth in the indebtedness.

 4. The Mortgagee at its option may extend the time for the payment of any indebtedness hereby secured, or reduce the payments thereon, or accent a note or
- 4. The Mortgagee at its option may extend the time for the payment of any indebtedness hereby secured, or reduce the payments thereon, or accept a note or renewal note therefor, or release any part of the security, or any person liable for the indebtedness, without consent of any junior lienholder, and without the consent of the Mortgager. No such extension, reduction, renewal or release shall effect the priority of this Mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgager to the Mortgager. No delay by the Mortgager in the exercise of mortgage is in default hereunder shall preclude the exercise thereof so long as the of his rights because of one default shall preclude the exercise thereof for a subsequent default. The Mortgager may enforce any one or more of its rights or remedies hereunder successively or concurrently.

5. That the Real Estate mortgaged hereby is free, clear, and unencumbe xcept as to (a) real estate taxes not yet due, (b) usual essements, covenant normal mortgager to N/A	red
n the original amount of N/2	
hich mortgage is not in default and has an unpaid balance of \$ N/A	

- 6. In the event this mortgage is subject to a mortgage set out in the paragraph above, or any other mortgage or encumbrance and that prior mortgage or encumbrance is in default or is foreclosed upon, or in the event Mortgagor without Mortgagees prior written consent sell or transfer any interest in this real estate then at the option of the Mortgagee this Mortgage and the Note or Notes or indebtedness it secures shall become immediately due and payable in full and further that the Mortgagee may immediately foreclose this Mortgage, all without any notice or demand whatsoever.
- 7. The covenants, agreements, and conditions hereof shall be binding upon the Mortgagor and the heirs, personal representatives, successors, and assigns of the Mortgagor, and shall inure to the benefit of the Mortgagee and its successors and assigns. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

	Paragrai,
IN WITNESS WHEREOF this Mortgage has day of May , 1982 .	been executed by the Mortgagor on this28th
Johnnie Williams	Johnnie Williams
Virginia Williams	Virginia Williams
ACKNOWLEDGMENT BY IND: STATE OF INDIANA) COUNTY OF LAKE)	IVIDUAL OR PARTNERSHIP MORTGAGOR
Before me, Allan Fefferman and State, on this 28th day of Johnnie and Virginia Williams, H	May A.D., 19 82, personally appeared
personally known to me, and known to in and who executed the foregoing more	me to be the person(s) who (is) (are) described.

C. Webb

ASSIGNMENT OF MORTGAGE

FOR UNITED RECEIVED, the annexed mortgage toFirst Metropolitan Builders of America, Inc.

assigned and transferred to Bank of Indiana, National Association, without recourse

with the inortgage.

Withess the mand and seal of said mortgagee, this 28th day of May , 1982;
FIRST METROPOMITAN BUILDERS OF AMERICA, INC.

Allan Fefferman, President

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