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## REAL ESTATE MORTGAGE

THIS INDUNTURE WITNESSETH, that MAURICE E. DUKES AND ALETRIA K. DUKES, Husband and Wife, (the Mortgagor") of Lake County, State of Indiana,

MORTGAGE AND WARRANT to WILLIAM H. HALL and DEBBIE A. HALL, Husband and Wife, (the "Mortgagee") of Lake County, State of Indiana,

the following described real estate in Lake County, Indiana:

Lot 44, Resubdivision of Parts of Indiana Ridge Subdivision, City of Hobart, as shown in Plat Book 31, Page 38, Lake County, Indiana,

Hereinafter referred to as the Mortgaged Premises, together with all rights, privileges, interests, easements, heredetaments, 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 performance of the provisions hereof and the payment of a certain promissory note ("Note") dated August 29, 1981 in the principal amount of FOUR THOUSAND EIGHT HUNDRED AND THIRTY AND 00/100 (\$4,830.00) DOLLARS with interest as therein provided and with a final maturity date of

Said principal and interest are payable as follows:

Degrower shall pay 5/x ty 60 monthly payments of ONE-HUNDRED FOURTEEN AND 91/100 (\$114.91) DOLLARS and a final payment of the then unpaid principal together with any unpaid interest.

The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that: (See attached)

Sig. lature Maria

Printed: MAURICE E. DUKES

Caletria K. Dukes.

ALETRIA K. DUKES

State of Indiana)
)SS:

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared MAURICE E. DUKES and ALETRIA K. DUKES, Husband and Wife, who acknowledged the execution of the foregoing mortgage.

Witness my hand and Natarial Seal this \_\_\_\_\_day of

#29830 DAVID T. REMIJAX Notary Public

My Commission Expires:

6/25/83

PORTO COUNTY

This instrument prepared by:

William H. Hall Jr.

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The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that;

- 1. Payment of Indebtedness. The Mortgagor shall pay when due all indebtedness secured by this mortgage, on the dates and in the amounts, respectively, as provided in the Note or in this mortgage, without relief from valuation and appraisement laws, and with attorneys' fees.
- 2. No Liens. The Mortgagor shall not permit any lien of mechanics or materialmen to attach to and remain on the Mortgaged Premises or any part thereof for more than 45 days after receiving notice thereof from the Mortgagee.
- 3. Repair of Mortgaged Premises; Insurface. The Mortgagor shall keep the Mortgaged Premises in good repair and shall not a minit a stellar some the Mortgagor shall produce and maintain in effect at all times of the Mortgagor shall produce to the Mortgagor shall produce to the Mortgagor are timed to the Mortgagor are timed to the Mortgagor are timed to the Mortgagor and time to the state of the Mortgagor and the state of the state of the Mortgagor and the state of the Mortgagor and the state of the st

All'suchi policies of insurance shall he delivered to and retained by the Mortgagee until the

- 1. Taxes and Assessments. The Mortgagor shall pay all taxes or assessments levied or assessed against the Mortgaged Premises, or any part thereof, as and when the same become due and before penalties accrue.
- 5. Advancements to Protect Security. The Mortgagee may, at his option, advance and pay all sums necessary to protect and preserve the security intended to be given by this mortgage. All sums so advanced and paid by the Mortgagee shall become a part of the indebtedness secured hereby, and shall bear interest from the date or dates of payment at the rate of eight per centum (8%) per annum. Such sums may include, but are not limited to insurance premiums taxes, assessments and liens which may be or become prior and senior to this mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorney's fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this mortgage or to the Mortgaged Premises.
- 6. Default by Mortgagor; Remedies of Mortgagee. Upon default by the Mortgagor in any payment provided for herein or in the Note, or in the performance of any covenant or agreement of the Mortgagor hereunder, or if the Mortgagor shall abandon the Mortgaged Premises, or shall be adjudged bankrupt, or if a trustee or receiver shall be appointed for the Mortgagor or for any part of the Mortgaged Premises, then and in any such event, the entire indebtedness secured hereby shall become immediately due and payable at the option of the Mortgagee, without notice, and this mortgage may be foreclosed accordingly. Upon such foreclosure the Mortgagee may continue the abstract of title to the Mortgaged Premises, or obtain other appropriate title evidence, and may add the cost thereof to the principal balance due.
- 7. Non-Waiver; Remedies Cumulative. No delay by the Mortgagee in the exercise of any of his rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and notfailure of the Mortgagee to exercise any of his rights hereunder shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of his rights or remedies hereunder successively or concurrently.
- S: Extensions; Reductions; Renewals; Continued Liability of Mortgagor. The Mortgagee, at his option, may extend the time for the payment of the indebtedness, or reduce the payments therefor, or accept a renewal note or notes therefor, without consent of any junior lien holder, and without the consent of the Mortgagor if the Mortgagor has then parted with title to the Mortgaged? Premises. No such extension, reduction or renewal shall affect 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 Mortgagor to the Mortgagee.
- 9. General Agreement of Parties. All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this mortgage. When applicable, use of the singular form of any word also shall mean or apply to the plural and masculine form shall mean and apply to the feminine or the neuter. The titles of the several paragraphs of this mortgage are for convenience only and do not define, limit or construct the contents of such paragraphs.