

631029

American Fletcher Loan Serv.
8230 Calumet Ave.
Munster

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH That Donald L. Howorth and Patricia M. Howorth,
husband and wife, as tenants by entireties

the "Mortgagor" of Lake County, Indiana, mortgage(s) and warrant(s) to AMERICAN FLETCHER
FINANCIAL SERVICES, INC. of Munster, Indiana, the "Mortgage" the following described real
estate, in Lake County, Indiana, to-wit:

Lot 9, Block 4, Scarsdale First Addition to Gary, as shown in Plat Book
25, page 77, in Lake County, Indiana.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
DEC 21 9 55 AM '82
WILLIAM BIELSKI JR
RECORDER

TOGETHER with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures, and im-
provements now or hereafter belonging, appertaining, attached to, or used in connection therewith, (hereinafter
referred to as 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 one pro-
missory note from Mortgagor to Mortgagee dated December 17, 1982 in the amount of
\$ 13,588.05, payable in 96 consecutive monthly installments, the first installment in the amount of
\$ 268.00 due on February 1, 1983, with the subsequent installments in the
amount of \$ 268.00 and being due on the same day of each succeeding month as was the due day of the
first installment, the date of the final installment being January 1, 1991.

And also to secure the payment of any renewal or renewals of the said indebtedness or extensions of its time or times of payment.

Mortgagor covenants and agrees with Mortgagee that: Mortgagor will pay the indebtedness as hereinbefore provided including paying any deficiency
hereunder without relief from valuation and appraisal laws; keep the improvements on the property insured against loss or damage by fire and such
other risks customarily covered by fire and extended coverage insurance to that amount which may be required by Mortgagee for its benefit in some good
and solvent insurance company acceptable to Mortgagee; observe and perform all covenants, terms and conditions of any prior mortgage or any lease if
this mortgage is on a leasehold; keep the Mortgaged Premises in good repair; promptly pay all taxes, assessments, and legal charges against said prop-
erty, insurance premiums, installments of principal and interest on any prior mortgage, and, to the extent permitted by law, reasonable attorney's fees and
court costs which actually are expended in the enforcement or defense of the terms of this mortgage or the lien hereof or of any other instrument evidenc-
ing or securing the loan plus fees paid public officers for filing, recording and releasing this mortgage or any other instrument securing this loan, and in
default in any payment the Mortgagee may pay the same and the Mortgagor shall repay to the Mortgagee the amount so paid together with interest at the
highest rate provided for in the note secured hereby not to exceed the highest amount permitted by law, and all sums so paid will be secured by this mor-
tgage; no improvements shall be removed or destroyed without the written consent of the Mortgagee; the Mortgagee shall be entitled to the appointment
of a receiver in any action to foreclose; upon default being made in the payment of any of the installments heretofore specified on the due date thereof, or
upon default in any of the terms, covenants or conditions of this mortgage or of the note secured hereby, or in the event Mortgagor shall abandon the Mor-
tged Premises, die, become a bankrupt or insolvent, or make an assignment for the benefit of creditors, or in the event of sale or transfer of the premises
by the Mortgagor without the consent in writing of the Mortgagee, or if waste shall be committed or permitted, or should any action or proceedings be filed
in any court to enforce any lien on, claim against, or interest in the above described real estate, then the entire unpaid balance shall immediately become
due and payable at the option of the Mortgagee, and payment may be enforced by the foreclosure of the mortgage and sale of the property.

All policies of insurance shall contain proper clauses making all sums recoverable upon such policies payable to Mortgagee and to Mortgagor as their
respective interests may appear, and shall not be subject to cancellation without thirty (30) days' prior written notice to Mortgagee. Mortgagor authorizes
Mortgagee to endorse on Mortgagor's behalf drafts reflecting such insurance proceeds, and the proceeds of any condemnation or eminent domain pro-
ceedings which are hereby assigned to Mortgagor, provided that Mortgagee shall remit to Mortgagor such surplus, if any, as remains after the insurance or
condemnation proceeds have been applied, at Mortgagee's sole discretion, to the restoration of the Mortgaged Premises or to the satisfaction of all in-
debtedness secured by this Mortgage. All such policies of insurance and all abstracts of title or title insurance policies covering the Mortgaged Premises
shall, at Mortgagee's request, be delivered to and retained by Mortgagee until the indebtedness secured hereby is fully paid.

Any forbearance by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or
preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not
be a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage.

All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and
may be exercised concurrently, independently or successively.

Mortgagor includes each person executing this instrument if more than one, his heirs, successors and assigns and Mortgagee includes its successors,
assigns and attorneys.

IN WITNESS WHEREOF, the mortgagor, and each of them, has hereunto set his hand and seal this 17th day of December, 1982

Donald L. Howorth (Seal)
Donald L. Howorth
Patricia M. Howorth (Seal)
Patricia M. Howorth

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, a Notary Public in and for said County personally appeared the above Donald L. Howorth and
Patricia M. Howorth, husband and wife and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 17th day of December, 1982

My Commission Expires: 4-11-83

Robert Braun
Robert Braun
Notary Public

My County of Residence: Lake

THIS INSTRUMENT WAS PREPARED BY Ronald A. Lisak, Attorney at Law, and completed by Sandra McBrayer