

DIAL FINANCE COMPANY-150
6947 INDIANAPOLIS BOULEVARD
HAMMOND, INDIANA 46324

638191
INDIANA REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, that John Perez & Rose Perez H&W,
hereinafter referred to as Mortgagors, of Lake County, state of Indiana, Mortgage and warrant to
Dial Finance Company of Indiana Inc., hereinafter referred to as Mortgagee, the following
described real estate, in Lake County, State of Indiana, to wit:

Lot 20 and the North 15 feet of Lot 21, Block 8, Franklin
Addition to the City of Hammond, as shown in Plat Book
4, page 16, in Lake County, Indiana.

to secure the repayment of a promissory note of even date in the sum of \$20,566.56, payable to Mortgagee in monthly installments, the
last payment to fall due on February 15th, 1990, and also to secure the repayment of any and all future advances and sums of
money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagee; provided however, that the principal amount of
the outstanding indebtedness owing to Mortgagee by Mortgagors at any one time, shall not exceed the sum of \$125,000.00

Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and improvements
thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as
its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments, and prior liens, and cause said property
to be repaired, and cause said property to be insured, and the amount so paid shall become a part of the indebtedness secured by this mortgage.

Mortgagors agree to pay all indebtedness secured hereby, together with all taxes, assessments, charges, and insurance, without any relief whatsoever
from valuation or appraisal laws of the State of Indiana.

Mortgagors agree that upon failure to pay any installment due under said note, or any other indebtedness hereby secured when due, or taxes, assess-
ments, insurance, or prior liens, or in event of default in or violation of any of the other terms hereof, then all of said mortgage indebtedness shall at
Mortgagee's option, without notice, become due and collectible and this mortgage may then be foreclosed accordingly. Upon foreclosure Mortgagee
shall have the right, irrespective of any deficiency, to which Mortgagors hereby consent, to have a receiver appointed to take possession of said premises
and collect the rents, issues and profits thereof for the benefit of the Mortgagee.

The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the
parties hereto. Whenever used the singular number shall be construed to include the plural, the plural the singular, and the use of any gender shall in-
clude all genders.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 10th day of February, 1983.

Sign here [Signature]
Type name as signed: John Perez

Sign here [Signature]
Type name as signed: Rose Perez

Sign here _____
Type name as signed: _____

Sign here _____
Type name as signed: _____

State of Indiana)
County of Lake) ss.

STATE OF INDIANA
CLERK OF SUPERIOR COURT
FILED FOR RECORD IN
FEB 23 12 13 PM '83
WILLIAM BIELSKI JR
RECORDER

Before me, the undersigned, a Notary Public in and for said County, this 10th day of February, 1983,
came John Perez & Rose Perez H&W and acknowledged the execution of the foregoing Mortgage. Witness my
hand and official seal.

[Signature]
Type name as signed: Iva J. Karner, Notary Public

My Commission Expires: 10-13-84

This instrument was prepared by: Iva J. Karner

A.00