705036

Policy No. 401439

MORTGAGE

Gainer Bank

P.O. Box 209 Gary, IN 46 46402 Emerson

REAL

ESTATE

THIS INDENTURE WITNESSETH, that	
James A. Crago and Mary Crago	
Gainer Bank (Insert Names mortgage and warrant to CARYXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	s of Purchasers) ke County, State of Indiana, the following described real estat
in County, in the State of 1	Indiana, to-wit:
southwest quarter of the northeast q	of the north half of the north half of the quarter of Section 28, Township 32, North sept the South 30 feet thereof in Lake County
The mortgage is given to secure the payment of one principal amount of secure the principal amount of secure the principal amount of secure the payment of one payment of secure the payment of one payment of secure the payment of one payment of secure the payment o	promissory note of even date herewith, the terms of which ar
Mortgagee herein, payable in 48 monthly insta	•
Mortgagors expressly agree to pay the sum of money above so	
MORTGAGOR HEREBY AGREES: To neither commit nor suffer was existing or hereafter erected on the mortgaged property insured, as a fire and other hazards, casualties, and contingencies, in such amount ance companies to be selected by the mortgagee and to maintain sa to carry standard mortgage clauses in favor of mortgagee herein at security; that he will pay all taxes and assessments that may be become due and payable. Upon failure or refusal of the mortgagor hereby expressly author to pay said taxes or assessments, mortgagor hereby expressly author taxes and assessments, and agrees that the sum or sums of money a cured and shall draw like interest; that the mortgagee may pay any state money advanced for such purpose shall become a part of the del of such senior lien(s) or encumbrance(s) by said mortgagee, or in cate furnish insurance, then and in either or all of such cases, said most standing, to declare the entire debt secured hereby due and payable for thereof by foreclosure of this mortgage or otherwise. Mortgagor furth in contained, or if any part of the debt secured hereby, either princip mortgagee may, at its option, declare the entire debt secured hereby twith the collection thereof either by foreclosure of this mortgage or exercise said option shall not be construed as a wniver thereof and shall under the terms hereof is hereby expressly waived by and	may be required from time to time by the mortgagee, against loss it is and for such period as may be required by the mortgagee, in insurance during the life of this mortgage, said insurance policies of the held and kept by said mortgagee herein as so much addition levied or assessed upon or against said premises as the same sha acrein to provide and furnish said insurance to mortgagee herein, a prize said mortgagee to procure said insurance and/or to pay such divanced for such purpose shall become a part of the debt hereby a senior liens or encumbrances upon or against said real estate and the othereby secured and shall draw a like interest; that upon the payments as mortgagee shall be compelled to pay any taxes or assessments, or rigagee shall have the right, at its option, other clauses herein notwith orthwith, without notice or demand, and to proceed with the collection are agrees that upon default of any of the covenants or conditions here pal or interest, shall remain unpaid for thirty days after maturity, said to be due and payable forthwith, without notice or demand and proceed when the provided, however, that the omission of said mortgagee to a shall not preclude said mortgagee from exercising same for any subsessiball be a waiver of said option. Any notice which might be require
IT IS FURTHER AGREED generally that the mortgagee may at its ebe necessary to perfect the title of said mortgaged premises in said m gage, and any and all sums of money so advanced and paid shall be a a like interest, and may at any time or times in succession, without to any person or persons then under obligation to pay such indebted agreed upon by the mortgagee and the party requesting the extension secured and mortgagee's collection charge and attorney fees without	nortgagor or to preserve the security intended to be given by this mort and they are hereby made a part of the mortgage debt and shall draw t notice, extend the time of payment of the indebtedness hereby secure ness, or affected by the lien hereby created, upon such terms as may b on. The mortgagor expressly agrees to pay the sums of money abov
MORTGAGOR FURTHER AGREES in the event of foreclosure and s sum of money equal to the reasonable rental value of said premises d of sale unless redemption shall be made as provided by law.	
IT IS FURTHER AGREED that in case mortgages herein shall be m gages herein, or is at any time called upon to defend said mortgag mortgage, the mortgagor will pay unto the mortgages all expense in defending its interest in said property by reason of said mortgage, i THE COVENANTS herein contained shall bind, and the benefits and a	ge and its interest in and to said property under the terms of said curred by said mortgagee, including a reasonable attorney fee, in said protecting the lien thereof, or in protecting itself in said suit.
tors, successors, and assigns of the parties hereto. Whenever used, the and the use of any gender shall include all genders. The interests of the original recorded plat of the subdivision herein described.	ne singular number shall include the plural, the plural the singular of the parties herein is subject to all covenants, casements and restric
IN WITNESS WHEREOF, the said mortgagor(s) have by April	hereunto set their hand(s) and seals this <u>12th</u> day o
This instrument prepared for  XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	James A. Crayo 3
ByJ. A. Levenda	May Crago
CHARLE OF INDIANA	Mary Chago
STATE OF INDIANA,	SS:
Lake COUNTY,	aid County and State this 12th
Before me, the undersigned, a Notary Public in and for sa	and county and state, this
April , 19 83 , personally	y appeared Transaction of the party crayo :
	ant in the state of the state o

LD-48 (Rev. 8-72)

My commission expires 11.30.56

Signature of Notary Public (Rease type)