

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND SHOULD BE DONE BY A LAWYER.

LAWYERS TITLE INS. CORP.

7005 BROADWAY

MERRILLVILLE, IND 46410

39274

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REAL ESTATE MORTGAGE

This indenture witnesseth that THOMAS E. BRADEN and NANCY M. BRADEN, his wife,

of Lake County, Indiana, as MORTGAGOR

Mortgage and warrant to CARLSON FARMS, INCORPORATED, an Indiana Corporation,

of Lake County, Indiana, as MORTGAGEE

the following real estate in Lake County State of Indiana, to wit:

Lot 13, Watt's Ilamont Addition, as shown in Plat Book 48, Page 80, Lake County, Indiana.

This mortgage is given to secure, when due, one certain promissory note dated April 27th, 1985, in the principal sum of \$30,000.00 maturing April 27th, 1987, providing for interest of 8% per annum, payable semi-annually, which said promissory note is incorporated herein, made a part hereof, as though fully written herein.

STATE OF INDIANA
MAY 2 8 57 AM '85
RUDOLPH CLAY
RECORDER

and the mortgagorS expressly agree to pay the sum of money above secured, without relief from valuation or appraisement laws; and upon failure to pay said note or any installment thereon as it becomes due, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then said note shall be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until said note is paid, said mortgagorS will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as 1% interest may appear and the policy duly assigned to the mortgagee, in the amount of \$30,000.00 Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with 8% per cent interest thereon, shall be a part of the debt secured by this mortgage.

Let
550

MAIL TO:

Additional Covenants:

39274

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State of Indiana, LAKE County, ss:

Dated this 29th Day of April 19 85

Before me, the undersigned, a Notary Public in and for said County and State, this 29th day of April 19 85 personally appeared:

Thomas E. Braden and Nancy M. Braden; his wife

Thomas E. Braden Seal
THOMAS E. BRADEN

Nancy M. Braden Seal
NANCY M. BRADEN

_____ Seal

_____ Seal

_____ Seal

Residing in Lake County _____ Seal

and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires September 16 19 85

Victor J. Roberts Notary Public
Victor J. Roberts

This instrument was prepared by Victor J. Roberts
Member of Indiana Bar Association

REAL ESTATE
MORTGAGE

THOMAS E. BRADEN
and NANCY M. BRADEN,
his wife,

To

CARLSON FARMS, INCORPORATED

The acceptance of a mortgage by a lender is no guarantee that he has the lien described in the mortgage. The title evidence covering the real estate herein described should be examined by a lawyer.

FORM APPROVED BY
INDIANA STATE BAR
ASSOCIATION