

826897

INDIANA REAL ESTATE MORTGAGE

Northwest Annex
1000 E. 50th Pl.
Twin Tower Mall Unit 27
Mesa #2410

THIS INDENTURE WITNESSETH, that Michael A. and Stephanie Coram,
hereinafter referred to as Mortgagors, of Lake County, state of Indiana, Mortgage
and warrant to Electronic Entertainment 1, Inc., hereinafter referred to as Mortgagee,
the following described real estate, in Lake County, State of Indiana, to wit:

Lot 5, Block 3, Elmwood Park, as shown in Plat Book 34, page 2,
Lake County, Indiana.

Commonly Known As: 4772 Ralston Place Griffith, In. 46319

to secure the repayment of a Retail Instalment Contract of even date with a Total of Payments of \$6437.10, payable
to Mortgagee in monthly installments, the last payment to fall due on November 24, 1985.

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 contract, or taxes, assessments, 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 include all genders.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 18 day of oct, 1985.

Sign here

Michael A Coram

Print or Type name as signed: X CORAM, MICHAEL A.

Sign here

Stephanie Coram

Print or Type name as signed: X CORAM, STEPHANIE

Sign here

Print or Type name as signed:

Sign here

Print or Type name as signed:

State of Indiana)
) SS.
County of Lake)

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
OCT 31 1 32 PM '85
RUDOLPH CLAY
RECORDER

Before me, the undersigned, a Notary Public in and for said County, this 23rd day of October, 1985, came Michael A. and Stephanie, and acknowledged the execution of the foregoing Mortgage. Witness my hand and official seal.

Cheri L. Seaton Coram

Type name as signed: _____, Notary Public

My Commission Expires: 11/6/87

This instrument was prepared by: Marcia Q. Black

H.00