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# 7-4097  
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PEOPLES FEDERAL SAVINGS & LOAN  
MORTGAGE LOAN DEPARTMENT  
P. O. BOX 3230  
MUNSTER, INDIANA 46321

845507

CHICAGO TITLE INSURANCE COMPANY  
INDIANA DIVISION

### REAL ESTATE MORTGAGE

This Indenture Witnesseth, That Charles R. Lager and Charles L. Lager of \_\_\_\_\_ County, in the State of Illinois, Mortgage and Warrant to Janice J. Kolisz of Lake County, in the State of Indiana, the following described Real Estate in Lake County, in the State of Indiana, as follows, to wit:

Lots Numbered Sixty-five (65) and Sixty-six (66), in Block No. Thirteen (13), as marked and laid down on the recorded plat of J. William Eschenburg's State Line Addition to the City of Hammond, in Lake County, Indiana,

Together with the buildings and improvements now or hereafter erected thereon, including all heating, air-conditioning, plumbing, gas and electric fixtures or appliances, now in or which hereafter may be placed in any building, now or hereafter upon said property; together with the rents, issues and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee.

This mortgage is given to secure the performance of the provisions hereof and the payment of a certain obligation evidenced by a promissory note of even date herewith for the principal sum of Six Thousand (\$6,000.00) Dollars executed by the Mortgagors and payable to the order of the Mortgagee on or before Five (5) years after due date of first payment with interest thereon as provided in said note, said principal and interest being payable at 623 Main Street, Munster, Indiana, in regular monthly installments of One Hundred Twenty Four Dollars and fifty six cents (\$124.56) each, due on the tenth day of each calendar month hereafter, all of which indebtedness the Mortgagors severally promise and agree to pay to the order of the Mortgagee, all without relief from valuation and appraisal laws and with attorneys' fees.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MAR 19 1968  
RUBEN  
OFFICE OF THE  
CLERK OF SUPERIOR COURT  
MUNSTER, INDIANA

This mortgage also secures the payment of any additional loans made by the Mortgagee at its option to the Mortgagor from this date, and all instruments evidencing the same.

The Mortgagors do hereby further covenant and agree as follows:

1. To keep the improvements now existing or hereafter erected on said mortgaged premises constantly insured against loss or damage by fire, windstorm, and such other causes as the Mortgagee may require, in companies acceptable to the Mortgagee, in a sum equal at all times to the total indebtedness secured hereby, and to deliver to the mortgagee the policies of insurance and all renewals thereof, in such form as the Mortgagee may require, with a mortgage clause satisfactory to it, and to pay all taxes, special assessments cost of repairs, and any and all expenses; incident to the ownership of the mortgaged property when due, and to exhibit upon demand, at the Office of the Mortgagee, all receipts for said taxes and assessments. The Mortgagee may in case of failure of the Mortgagors so to do, pay any tax or assessment, procure insurance, discharge any claim, lien or incumbrance, make any repairs necessary to preserve the security intended to be given by this mortgage, and may obtain such abstracts of title (or policies of title insurance) covering said real estate as in the judgment of the Mortgagee may be required. All sums so paid shall become immediately due to the Mortgagee, shall be added to and become a part of the indebtedness secured hereby, and shall bear interest at the rate of 9.0 per per annum until paid.

and occupy the same with due diligence in the operation, management, and maintenance of the real estate and the improvements thereon, and not to commit any act which would be committed on said

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premises, and to keep said estate and the improvements thereon in their present condition and repair, normal and ordinary depreciation alone excepted.

3. The Mortgagee at its option may extend the time for the payment of said indebtedness, or reduce the payment thereon, or accept a renewal note or notes therefor, without the consent of any junior lien holder, and without the consent of the Mortgagors if the Mortgagors have parted with the title of said property, and any such extension, reduction or renewal shall not release the Mortgagors or any endorser or guarantor from liability for such indebtedness, or affect the priority of this mortgage over any junior lien, or impair the security hereof in any manner whatsoever.

4. Not to suffer or permit without the written consent of the mortgagee: (a) Any use of said property for a purpose other than that for which the same is now used or (b) Any alterations, additions to, demolition or removal of any of the improvements, apparatus, fixtures or equipment now or hereafter upon said property.

5. All rights and obligations hereunder shall extend to and be binding upon the several heirs, executors, administrators, successors and assigns of the parties hereto.

In Witness Whereof, the said mortgagors have hereunto set their hands and seal this \_\_\_\_\_ day of \_\_\_\_\_ 1986.

Charles R. Lager  
CHARLES R. LAGER

Charles L. Lager  
CHARLES L. LAGER

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County, this 21st day of January 1986, came \_\_\_\_\_, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires: 2-3-89

County: Lake

Suzanne R. Wiseman Notary Public  
Suzanne R. Wiseman

This instrument prepared by: John S. Dull, Suite AA, 8300  
Mississippi Street, Merrillville, Indiana 46410, 1-219-769-2875