846186

REAL ESTATE MORTGAGE (INDIANA INDIRECT-NOT FOR PURCHASE MONEY)

MORTGAGE DATE

THIS INDENTURE MADE ON THE DATE NOTED ABOVE, BY AND BETWEEN THE PARTIES LISTED BELOW, MORTGAGOR(S) MORTGAGE NAME(S) ROBERT B. ANGERMAN ELECTRONIC ENTERTAINMENT 1, INC. ADDRESS 13921 80th Lane OUNTY Dyer CITY Merrillville COUNTY LAKE Indiana MITNESSETH: That whereas, in order to evidence his just indebtedness to the Mortgagee in the sum of Seven Thousand Twenty— Tour Pollars and 20/100—				3 - 8 - 86
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ROBERT B. ANGERMAN ELECTRONIC ENTERTAINMENT 1, INC. ADDRESS B3000 Broadway Dyer Dyer COUNTY LAKE Indiana WITNESSETH: That whereas, in order to evidence his just indebtedness to the Mortgage in the sum of Seven Thousand Twenty— dollars and 20/100——————————————————————————————————		THE DATE NOTED ABOVE, BY AN		BELOW,
ROBERT B. ANGERMAN ELECTRONIC ENTERTAINMENT 1, INC. ADDRESS 13921 80th Lane ADDRESS B300 Broadway CITY Dyer CITY LAKE Indiana MINESSETH: That whereas, in order to evidence his just Indebtedness to the Mortgagee in the sum of Seven Thousand Twenty—four Dollars and 20/100 do	NAME(S)			
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ADDRESS 13921 60th Lane Dyer Dyer Dyer LAKE SIATE Indiana COUNTY LAKE Indiana MINNESSETH: That whereas, in order to evidence Indiana MINNESSETH: That whereas, in order to evidence Discredit existed by the Mortgagee, the Mortgagee in the sum of Seven Thousand Twenty— four Dollars and 20/100— dollars 5 7,024.20 Tot'redt) existed by the Mortgagee, the Mortgager(s) executed and delivered Indiana MINNESSETH: That whereas, in order to evidence Indiana MINNESSETH: MINUSTERIAL And be leaded by the Mortgager(s) executed and delivered Indiana MINNESSETH: That whereas, in order to evidence Indiana MINNESSETH: MINUSTERIAL And be leaded by the Mortgager(s) executed and delivered Indiana MINNESSETH: MINUSTERIAL And be leaded by the Mortgager(s) executed and delivered Indiana May atter completion certificate and continuing on the same day of each successive month thereafter until fully paid. Now theyerore, the Mortgager(s) in consideration of credit concurrently extended as aloresaid, and in order to secure the prompt payment of said Release the same day of each successive month thereafter until fully paid. Now theyerore, the Mortgager(s) in consideration of credit concurrently extended as a foresaid, and in order to secure the prompt payment of said Release the same day of each successive month thereafter until fully paid. Now theyerore, the forest payment of said Release the same day of each successive month thereafter until fully paid. Now theyerore, the forest payment of	ROBERT B. ANGERM	IAN	ELECTRONIC ENTE	ERTAINMENT 1, INC.
Dyer Dyer Dyer LAKE Indiana Indiana MINESSETH: That whereas, in order to evidence his just indebtedness to the Mortgagee in the sum of Seven Thousand Twenty—four Dollars and 20/100— \$ 7,024.20 Tot' bredit extended by the Mortgagee, the Mortgage in the Mortgagee in lawful money of the United States of America, will totroney's tess, without relief from valuation and appraisment laws, and with interest after maturity, until paid at the rate stated in the Retail instalment contract of even date, said indebtedness being payable as tollows: In 60 Instalments of \$ 117.07 beginning 45 days after completion as indicated on the completion certificate and conlinuing on the same day of each successive month thereafter until fully paid. Now hisperiors, the Mortgago(s) in consideration of credit concurrently extended as afforsaid, and in order to secure the prompt payment of said Retailment Contract; and to better insure the punctual and faithful performance of all and singular the covenants and agreements herein undertaken to be informed by the Morgago(s), doles) hereby MORTGAGE and WARRANT unto the Mortgagee, its successors and assigns, all and singular the covenants and agreements herein undertaken to be informed by the Morgago(s), doles) hereby MORTGAGE and WARRANT unto the Mortgagee, its successors and assigns, all and singular the covenants and agreements herein undertaken to be informed by the Morgago(s), doles) hereby MORTGAGE and WARRANT unto the Mortgagee, its successors and assigns, all and singular the covenants and agreements herein undertaken to be informed by the Morgago(s), doles) hereby MORTGAGE and WARRANT unto the Mortgagee, its successors and assigns, all and singular the covenants and agreements herein undertaken to be informed by the Morgago(s), doles) hereby MORTGAGE and WARRANT unto the Mortgagee, its successors and assigns, all and singular the covenants and agreements herein undertaken to be informed by the Morgago (s), doles) hereby MORTGAGE and WARRANT unto the Mortgagee.	og de la companya de	en e		
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s 7,024.20 1 tor credit exterided by the Mortgagee, the Mortgagor(s) executed and delivered his certal lettal Instalment Contract of even date, payable as thereby provided to the order of the Mortgagee in lawful money of the United States of America, will storney's fees, without relief from valuation and appraisment laws, and with interest after maturity, until paid at the rate stated in the Retail Instalment Contract of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest of even date, said indebtedness being payable as follows: Now interest after maturity, until paid at the rate stated in the rate stated in the Retail Instalment interest after maturity, until paid at the rate stated in the Retail Instalment interest after maturity, until paid at the rate stated in the Retail Instalment interest after maturity, until paid at the rate stated in the Retail Instalment interest after maturity, until paid at the rate stated in the Retail Instalment interest after maturity, until paid at the rate stated in the Retail Instalment interest after maturi		O/100just indebted	Iness to the Mortgagee in the sum of <u>De</u> t	· · · · · · · · · · · · · · · · · · ·
The statement Contract of even date, payable as thereby provided to the order of the Mortgagee in lawful money of the United States of America, will interrey's fees, without relief from valuation and appraisment laws, and with interest after maturity, until paid at the rate stated in the Retail Instalment contract of even date, said indebtedness being payable as follows: In 60				hio
in 60 instalments of \$\frac{117.07}{\text{beginning}}\$ beginning 45 days after completion as indicated on the completion certificate and continuing on the same day of each successive month thereafter until fully paid. Now therefore, the Mortgagor(s) in consideration of credit concurrently extended as aforesaid, and in order to secure the prompt payment of said Retensitatement Contract; and to better insure the principle and full fully performance of all and singular the covenants and agreements herein undertaken to be incorrect by the Mortgagor(s), do(es) hereby MORTGAGE and WARRANT unto the Mortgagee, its successors and assigns, all and singular the covenants and agreements herein undertaken to be incorrect as situate, lying and being in the County of Lake State of Indiana, known and described as follows, to-wit: PROPERTY DESCRIPTION Lot 3 in Lorwood Estates, Unit 2, as per plat thereof, recorded in Plat Book 38, Page 32, in the Office of the Recorder of Lake County, Indiana.	Potell Instalment Contract of ever	data payable as thereby provided to	Mortgagor(s) executed and delivered	
PROPERTY DESCRIPTION Lot 3 in Lorwood Estates, Unit 2, as per plat thereof, recorded in Plat Book 38, Page 32, in the Office of the Recorder of Lake County, Indiana.				lave ofter completion as indicated
PROPERTY DESCRIPTION Lot 3 in Lorwood Estates, Unit 2, as per plat thereof, recorded in Plat Book 38, Page 32, in the Office of the Recorder of Lake County, Indiana.	Now therefore, the Mortgagor(instalment Contract; and to better	te and continuing on the same day of east s) in consideration of credit concurrently Insure the punctual and faithful perform	ach successive month thereafter until full ly extended as aforesaid, and in order to s mance of all and singular the covenants a	y paid. secure the prompt payment of said Retail and agreements herein undertaken to be
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Commonly Known As: 13921 80th Lane, Dyer, Indiana 46311

together with all and singular the tenements, hereditaments, privileges and appurtenances thereunto belonging or in any wise appertaining, and the rents, Issues and profits thereof, and all buildings and improvements thereon, or that may hereafter be placed thereon; also all the fixtures of every kind and nature, necessary or proper for the use and maintenance of said real estate and premises that are now or may hereafter be placed thereon; and, also the right, title, (Interest and estate of the Mortgagor(s) in and to said premises, hereby releasing and walving all rights under and by virtue of any and all valuation and appraisement laws of the State of Indiana, and all right to retain possession of said premises after any default in payment of the indebtedness hereby

appraisement laws of the State of Indiana, and all right to retain possession of sale pos

MOREOVER, the Mortgagor(s) expressly covenant(s) and agree(s) with the Mortgagee as follows, to-wit: To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of Indiana, acceptable to the Mortgagee, which policy shall contain a loss-payable clause in favor of the Mortgagee as its interest may appear, and if the Mortgagor(s) fall to do so, they hereby authorize Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of indebtedness of the Mortgagor(s) for a period not exceeding the term of such indebtedness and to charge Mortgagor(s) with the premium thereon, or to add such premium to the indebtedness of the Mortgagor(s), and provided, however, that it shall not be obligatory upon the

If Mortgagee elects to waive such insurance, Mortgagor(s) agree to be fully responsible for damage or loss resulting from any cause whatsoever, Mortgagor(s) agree that any sums advanced or expended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mortgagor(s) further agree: to pay all taxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property when due in order that no lien superior to that of this mortgage and not now existing may be created against the property during the term of this mortgage, and to pay, when due, all instalments of interest and principal on account of any indebtedness which may be secured by a lien superior to the lien of this mortgage and existing on the date hereof, provided that if Mortgagor(s) fall to make any of the foregoing payments, the Mortgages, at its discretion, may pay the same on behalf of the Mortgagor(s) and may charge Mortgagor(s) with the amount so paid, adding the same to the indebted

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Mortgagee to advance funds for this purpose.

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ness of the Mortgagor(s), which is secured hereby, and provided, however, that it shall not be obligatory upon the Mortgagee to advance funds for any bittle purposes aforesaid, or to inquire into the validity of such taxes, assessments or special assessments or into the necessity of such repairs, and to exercise due diligence in the operation, management and occupation of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property in its present condition and repair, normal and ordinary depreciation excepted.

If default be made in the terms or conditions of the debt or debts hereby secured or of any of the terms of this mortgage, or in the payment of any instalments when due, or if the Mortgagor(s) shall become bankrupt or insolvent, or make an assignment for the benefit of creditors, or have a receiver appointed, or should the mortgaged property or any part thereof be attached, levied upon or seized, or if any of the representations, warranties or statements of Mortgagor(s) herein contained be incorrect or if the Mortgagor(s) shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby secured shall, at the Mortgagee's option, become immediately due and payable, without notice or demand, and shall be collectible in a suit at law or by foreclosure of this mortgage. In any case, regardless of such enforcement, Mortgagee shall be entitled to the immediate possession of the mortgaged property with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgagor(s) shall pay all costs, including reasonable attorney's fees, expenses of receivership and any additional expenses which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which it may be a party by reason of the execution or existence of this mortgage and in the event of foreclosure of this mortgage, Mortgagor(s) will pay to Mortgagee, in addition to taxable costs, a reasonable fee for the search made and preparation for such foreclosure, together with all other and further expenses of foreclosure and sale, including expenses, fees and payments made to prevent or remove the imposition of liens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to be sold.

No failure on the part of the Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of the Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

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

Before me, the undersigned		ia ior saia Coun	ty and	day and year first ab	1 Colores		
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personally appeared	ROBERT B.	ANGERMA	3// Mort	gagor	•		
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and acknowledged the ex-	ecution of the above an	d foregoing mon		gagor			•
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