

*Century 21 Kapcha Kuller
6700 Ridgely, Mears.

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.

881986 REAL ESTATE MORTGAGE

TICOR TITLE INSURANCE
Crown Point, Indiana

131428-86

This indenture witnesseth that DAVID HARRIS and DOROTHY HARRIS, husband and wife, jointly and severally, of 1645 West 12th Avenue, Gary, Indiana, as MORTGAGORS, Mortgage and warrant to Marie Kowalczyk and Ann M. Baudendistel, as tenants in common, of 133 Sycamore Court, Hebron, Indiana 46341, Indiana, as MORTGAGEES,

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

Lots 17 and 18 in Block 2 in Condit and McGinnity's Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 7, page 33, in the Office of the Recorder of Lake County, Indiana,

to secure the payment of a promissory note of even date herewith, in the principal sum of FOUR THOUSAND AND NO/100 (\$4,000.00) Dollars, with 10% interest, payable in 36 consecutive monthly payments of \$129.07 per month, with reasonable attorney fees, as provided in said promissory note. Prepayment of said promissory note may be made without penalty.

On or before thirty days after the taxes on said real estate become due, the mortgagors shall deliver to the mortgagees a photocopy of the tax receipts showing that the taxes due have been paid. The mortgagors shall also deliver to mortgagees a certificate from the insurance company showing that the insurance on said property is in effect.

This is a purchase money mortgage.

and the mortgagor expressly agree to pay the sum of money above secured, without relief from valuation or appraisal 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 the interest may appear and the policy duly assigned to the mortgagees, in the amount of Four Thousand (\$4,000.00) Dollars, and failing to do so, said mortgagees, may pay said taxes or insurance, and the amount so paid, with 12 per cent interest thereon, shall be a part of the debt secured by this mortgage.

Additional Covenants:

STATE OF INDIANA
LAKE COUNTY
RECORDED
OCT 24 9 11 AM '86
HUDOLPH CLAY
RECORDER

State of Indiana, Lake County, ss: Dated this 17th Day of OCTOBER 19 86

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of October 1986 personally appeared: David Harris and Dorothy Harris husband and wife, 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 Sept. 19 1990

David Harris Seal
Dorothy Harris Seal

Leslene G. Kurdelak Notary Public

County of residence: Jasper This instrument prepared by William I. Marlatt, 6910 Forrest Ave., Gary, IN Attorney at Law

MAIL TO: