

890248

REAL ESTATE CONTRACT

This Agreement Made between George W. Voorhies and Rebecca I. Voorhies R. 7 - Box 349; Albertville, Alabama 35950 party of the first part, and Randal Voorhies 2600 West 45th Avenue; Gary, Indiana 46408 party of the second part.

WITNESSETH, That the said party of the first part, in consideration of the money to be paid, and the covenants as here-with expressed to be performed and fulfilled by the party of the second part (the payment of said money and the prompt per-formance of said covenants being a condition precedent, and time of the essence of said condition) hereby agree, upon such payments and performance of covenants, to sell to the said party of the second part the real estate hereinafter described, sit-uated in Lake County, in the State of Indiana, and described as follows, to wit:

Lot Eleven (11), in Block Twelve (12), in the Town of Ross, Lake County, Indiana, as the same appears of Record in the Office of the Recorder of Lake County, Indiana.

DEC 9 2 00 PM '86 RUDOLPH HAY RECORDING

And the said party of the second part, in consideration thereof, hereby agrees to pay to the said party of the first part at the above address or to their heirs, Danny Voorhies and Diana Mathias, at 4801 Wilson St, Gary, Indiana, the sum of Twenty-Six-Thousand and 00/100-----DOLLARS

at the time and in the manner following, to-wit: Three-Thousand and 00/100-----

-----DOLLARS cash at the time of making this contract, receipt of which is hereby acknowledged, and the sum of Twenty-Three-Thousand and 00/100-----DOLLARS to be paid in full by or before February 1, 1992, but in the betwee time the remaining purchase money shall be paid in installments of Three-hundred-Fifty and 00/100 Dollars, per month, due

on the first (1st) day of each month, hereafter until the whole remaining purchase money shall be paid in full.

Without any relief whatever from valuation or appraisalment laws, with attorneys' fees and interest at the rate of Ten (10) per cent per annum on the amount of principal remaining due, on the first day of January first payment to be made and continuing untill Feb. 1, 1992 when entire balance shall become due. The amount of said interest, however, shall be deducted from the

amount of said payments, unless herein otherwise provided, and the balance of said payments shall be applied to the reduction of said unpaid balance. It being agreed and understood that any acceptance by first party of payments after the same mature hereunder shall not operate as an extension of time for other payments hereunder, and shall in no manner alter the strict terms hereof; It is agreed, that second party may pay the entire unpaid balance of the purchase price hereunder at any time.

And the said party of the second part further agrees that he will faithfully keep an insurance on said property in the name of said first party, in some company to be approved by said first party, indorsed, loss, if any payable to the first and second parties as their interest may appear, in the sum of \$23,000.00 fire insurance and \$23,000.00

tornado insurance, and in due season, pay all taxes and assessments for all purposes and of all kinds whatsoever, levied and assessed upon said real estate or upon this contract, which became a lien during the year 1986 payable in the year 1987 and which may thereafter become due, including penalties and interest; and in case the said party of the second part shall fail to keep and pay for such insurance, to pay any or all of said taxes and assessments whenever and as soon as the same shall become due and payable, and the said party of the first part shall at any time provide, pay, or cause the same to be paid, the amount so paid by the party of the first part, including all penalties allowed and charged by law in addition to such insurance premiums, taxes and assessments, shall with 8 per cent interest thereon become an additional consideration to be paid by the party of the second part for the real estate hereby agreed to be sold.

The party of the second part does hereby irrevocably consent that party of the first part may at any time during the life of this contract, mortgage and encumber the real estate for an amount not to exceed the balance due hereunder at the time of making such mortgage. Whenever the unpaid balance due on this contract is reduced so that it is possible so to do, the Second Party agrees to borrow a sufficient sum of money to pay in full to the First Party said unpaid balance, including interest at the rate aforesaid, then unpaid, on this contract, at the time of procuring and receiving such loan. (over to "B")

And the said party of the first part further covenants and agrees with the party of the second part, that upon the payment of the money and interest at the time and in the manner heretofore specified, and the prompt and full performance by the said party of the second part of all his covenants and agreements herein made, that they, the said party of the first part, will convey or cause to be conveyed to the said party of the second part, by Warranty Deed, the above described real estate subject to all taxes and special assessments and to all the other conditions herein provided. At such time, said first party shall furnish said second party with a merchantable abstract showing marketable title, subject to the conditions herein contained, in said first party, or in the party making conveyance to said second party.

The First Party shall have the right, at any time, to enter upon and in said premises for the purpose of inspecting the same.

The Second Party shall not assign or transfer this contract of sale, let or sublet said real estate or any part thereof, remove any improvements of any kind or character, or make any alterations, without the written consent of the First Party. This provision shall apply both to improvements now on the premises and to improvements that may be placed thereon. (over to

Provided always that these presents are, upon the condition that in case of the failure of the said party of the second part, his heirs, executors, administrators or assigns in the performance of all or either of the covenants and promises on his part to be performed and fulfilled, the said party of the first part, their successors, assigns or legal representatives, shall have the right to declare this contract forfeited and void, and thereupon to recover all the installments due and unpaid, together with interest thereon, as rent for the use and occupation of said real estate, and to take possession thereof, and to regard the person, or persons, in possession on such termination of the contract, as tenants holding over without permission (if that should be necessary to gain prompt possession of said real estate) and to recover all damages sustained by such holding over without permission or by means of any waste committed or suffered on said real estate, and thereupon all interest of said second party in and to the above described premises shall cease and terminate, and said first party shall retain all the money which may have been paid by second party, as well as any improvements or additions to the real estate, as rent for the use of said property by said second party until the time of such forfeiture.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, individually, on the reverse side of this contract.

This instrument prepared by: Rebecca I. Voorhies

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"A" After an installment is due and not paid for ten days, an additional Five dollars will be charged as a penalty, for late payment and after an additional ten days has elapsed, and the installment still has not been paid the contract will be declared in default and the party of the first part shall have the right to declare this contract forfeited and void, as herein agreed to. (over to front)

"B" It is further agreed to that the party of the second part will pay for all expenses necessary to obtain such loan and that the only expense obligated by the party of the first part is the expense for the Commitment of Title Insurance and Warranty Deed.

It is further agreed to, by the party of the second part that they will not allow any mechanic's, materialmen's or laborer's liens against the above described property and that all labor, materials or services furnished for improvements of said property will be paid for in cash at the time the expense is incurred. It is also agreed that it is the responsibility of the party of the second part to keep the said property in good repair and to reimburse to the party of the first part, any money spent for any repairs, determined necessary to protect the property from waste or decay. The party of the first part declares, to the best of their knowledge, that all mechanical devices are in working order, but have not given any implied warranty to that effect, and the party of the second part accepts the property in it's "as is" condition.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 3rd day of December, 1986.

George W. Voorhies (Seal) Rebecca I. Voorhies (Seal)
George W. Voorhies Rebecca I. Voorhies

STATE OF ALABAMA, MARSHALL COUNTY, ss;
Before me, the undersigned, a Notary public in and for said County, this 3 day of December, 1986, came George W. Voorhies and Rebecca I. Voorhies, and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal.

Delana S. Loden Notary Public

My Commission expires Jan 31, 1988

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of December, 1986.

+ Randal Voorhies (Seal)
Randal Voorhies

STATE OF INDIANA, LAKE COUNTY }) ACKNOWLEDGMENT

I, Joyce A Farris, a Notary Public in and for said County, in said State, hereby certify that

Randal Voorhies

whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of December, 1986

Joyce A Farris Notary Public
Joyce A Farris

My Commission expires June 3, 1988
County of Residence: Lake

"C" This real estate is rental property and the party of the second part may continue to use it as such. Also the party of the second part may sell the said real estate, for cash, but not sell, assign or transfer this contract of sale, without the written consent of the First Party. Rent money is to be prorated on date of second party signing.