

Reception No. 899087

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_\_, \_\_\_\_\_ o'clock \_\_\_\_\_ m.

**REAL ESTATE MORTGAGE**

(This mortgage secures the described indebtedness and renewals thereof.)

THIS INDENTURE WITNESSETH, that Donald A. Sims and

Stella Sims, Husband and Wife

hereinafter called Mortgagor(s) of Lake County, in the State of Indiana,

Mortgage(s) and Warrant(s) to American Security Corporation

hereinafter called Mortgagee, of Porter County, in the State of

Indiana, the following described Real Estate situated in Lake

County, in the State of Indiana, as follows, to wit:

Lot 18 and the South half of Lot 19, Block 7, Aetna Securities Company's First Subdivision, Town of Aetna, in the City of Gary, as shown in Plat Book 20, page 20, Lake County, Indiana; together with all rights, privileges, improvements and appurtenances thereunto belonging.

Commonly known as 1117 Wyoming Street, Gary, Indiana 46403.

JAN 29 11 30 AM '87  
STATE OF INDIANA  
CLERK OF SUPERIOR COURT  
LAKESIDE COUNTY  
FILED IN RECORDS

*Donald A. Sims*  
*Stella Sims*

DEMAND FEATURE  Anytime after \_\_\_\_\_ year(s) from the date of this loan we can demand the full balance and you will have to pay the principal amount of the loan and all unpaid interest accrued to the day we make the demand. If we elect to exercise this option you will be given written notice of election at least 90 days before payment in full is due. If you fail to pay, we will have the right to exercise any rights permitted under the note, mortgage or deed of trust that secures this loan. If we elect to exercise this option, and the note calls for a prepayment penalty that would be due, there will be no prepayment penalty.

to secure the repayment of a promissory note of even date herewith for the principal sum of \$ 5,918.54, executed by the Mortgagor(s) and payable to the Mortgagee, on or before 42 months after date, in installments and with interest thereon, all as provided in said note, and any renewal thereof; the Mortgagor(s) expressly agree(s) to pay the sum of money above secured, all without relief from valuation or appraisal laws, and with attorneys fees; and upon failure to pay any installment on said note, 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 immediately be due and payable, and this mortgage may be foreclosed accordingly; it is further expressly agreed by the undersigned, that until all indebtedness owing on said note or any renewal thereof is paid, said Mortgagor(s) shall keep all legal taxes and charges against said premises paid as they become due, and shall keep the buildings and improvements thereon insured for fire, extended coverage, vandalism and malicious mischief for the benefit of the Mortgagee as its interests may appear, and the policy duly assigned in the amount of Five Thousand Nine Hundred Eighteen Dollars 54/100

\_\_\_\_\_ Dollars (\$ 5,918.54), and failing to do so, said Mortgagee may pay said taxes, charges and/or insurance, and the amount so paid, with interest at the rate stated in said note, shall be and become a part of the indebtedness secured by this mortgage. If not contrary to law, this mortgage shall also secure the payment of all renewals and renewal notes hereof, together with all extensions thereof. The Mortgagors for themselves, their heirs, personal representatives and assigns, covenant and agree to pay said note and interest as they become due and to repay such further advances, if any, with interest thereon as provided in the note or notes evidencing such advances.

If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

Mortgagor(s) expressly understand and agree that by this mortgage they hereby assign to the Mortgagee all of Mortgagor(s) rights and interests in and to all rents or payments on land contracts from any and all tenants or contract purchasers due or to become due from any such tenants or purchasers so long as the indebtedness hereby secured remains unpaid in whole or in part.

This instrument prepared by Dianna Rocha, American Security Corporation

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And the Mortgagor(s) covenants that at all times during the continuance of this mortgage, he (they) will perform all covenants and conditions of all prior and existing mortgages to include payment of principal and interest on any debt or debts secured thereby and Mortgagor(s) agree that in the event of default in the performance of such covenants and conditions then the Mortgagee hereof may declare that any debt hereby secured shall be due and owing in full and Mortgagee may enforce this mortgage by foreclosure with costs and attorney fees, or otherwise. In the event Mortgagor(s) default in the performance of any obligations secured by a prior and existing mortgage, Mortgagee hereof may at its sole election pay and discharge said prior debt and mortgage and Mortgagor(s) agree to be indebted to Mortgagee thereof in the additional amount so advanced and this mortgage shall also secure such additional debt on the same terms and conditions.

IN WITNESS WHEREOF, the said Mortgagor(s) have hereunto set their hand(s) and seal(s) this 26th day of January, 1987.

Donald A. Sims (SEAL)  
Type name here Donald A. Sims  
(SEAL)  
Type name here

X Stella Sims (SEAL)  
Type name here Stella Sims  
(SEAL)  
Type name here

STATE OF INDIANA )  
COUNTY OF Porter ) SS:

Before me, the undersigned, a Notary Public in and for said County, this 26th day of January, 1987, came Donald A. Sims and Stella Sims, Husband and Wife and acknowledged the execution of the foregoing instrument.

WITNESS OF MY HAND and official seal.  
My Commission expires 5-16-88

Shari L. Stevenson  
Shari L. Stevenson Notary Public  
NOTARY PUBLIC STATE OF INDIANA  
MY COMMISSION EXPIRES MAY 16, 1988  
ISSUED THRU INDIANA NOTARY ASSOC.

RELEASE OF MORTGAGE

THIS CERTIFIES that the annexed Mortgage to \_\_\_\_\_  
which is recorded in the office of the Recorder of \_\_\_\_\_ County, Indiana, in Mortgage  
Record \_\_\_\_\_, page \_\_\_\_\_, has been fully paid and satisfied and the same is hereby released.

Witness the hand and seal of said Mortgagee, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.  
\_\_\_\_\_  
(Seal)

By: \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss:

Before me, the undersigned, a Notary Public in and for said county, this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_, came \_\_\_\_\_ and acknowledged the execution of the annexed release of mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

MORTGAGE FROM TO Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and recorded in Mortgage Record No. \_\_\_\_\_ page \_\_\_\_\_ Recorder \_\_\_\_\_ County. Fee \$ \_\_\_\_\_