

Union Mtg Co Inc.
2 East 2nd St.
Ste 207
Normal IL 60148

902587

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

MORTGAGE DATE

12 - 8 - 86
MO DAY YEAR

THIS INDENTURE MADE ON THE DATE NOTED ABOVE, BY AND BETWEEN THE PARTIES LISTED BELOW.

MORTGAGOR(S) NAME(S) JAMES L. & RUTH PINNIX		MORTGAGEE NAME(S) BUDGET BUILDERS INC	
ADDRESS 372 VAN BUREN		ADDRESS 2610 PORTAGE MALL	
CITY GARY		CITY PORTAGE	
COUNTY LAKE	STATE INDIANA	COUNTY PORTER	STATE INDIANA

WITNESSETH:

That whereas, in order to evidence eleven thousand just indebtedness to the Mortgagee in the sum of eleven thousand dollars (\$11,000.00) for credit extended by the Mortgagee, the Mortgagor(s) executed and delivered that certain Retail Instalment Contract of even date, payable as thereby provided to the order of the Mortgagee in lawful money of the United States of America, with attorney's fees, without relief from valuation and appraisal 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 instalments of \$ 194.02 beginning 30 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 Retail Instalment Contract, and to better insure the punctual and faithful performance of all and singular the covenants and agreements herein undertaken to be performed by the Mortgagor(s), do(es) hereby MORTGAGE and WARRANT unto the Mortgagee, its successors and assigns, all and singular

the real estate situate, lying and being in the County of LAKE State of Indiana, known and described as follows, to-wit:

PROPERTY DESCRIPTION

Lot 39, Block 116, in Gary Land Company's First Subdivision, except that Westerly 52.25 feet of said Lot. In addition an easement on the Northerly 4 feet of Westerly 52.25 feet of Lot 39 as shown in Plat Book 6, page 15, Lake County, Indiana.

Commonly Known As: 372 VanBuren St., Gary, IN

Commonly known as: 372 Van Buren
Gary, IN 46402

RICHARD J. BLASTICK
RECORDER, LAKE COUNTY
INDIANA
FEB 18 1 26 PM '87
46307

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 waiving all rights under and by virtue of any and all valuation and appraisal laws of the State of Indiana, and all right to retain possession of said premises after any default in payment of the indebtedness hereby secured, or in any part thereof, or breach of any of the covenants or agreements herein contained.

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) fail 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 Mortgagee to advance funds for this purpose.

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) fail to make any of the foregoing payments, the Mortgagee, 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 indebtedness.

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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 of the 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.

STATE OF INDIANA }
COUNTY OF LAPORTE } SS:
Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of

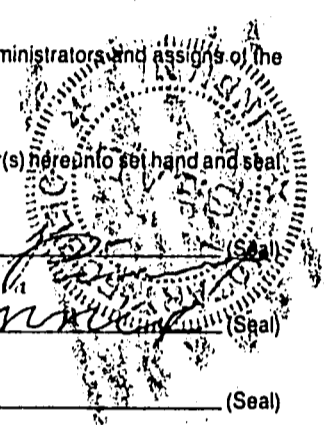
DECEMBER 1986
personally appeared JAMES L. & RUTH PINNIX

and acknowledged the execution of the above and foregoing mortgage.
Witness my Signature and Seal

David L. Hampton My Commission Expires
Notary Public 8-28-87
DAVID L. HAMPTON
RES OF LAPORTE COUNTY

IN WITNESS WHEREOF, said Mortgagor(s) hereunto set hand and seal, the day and year first above written

Mortgagor James L. Pinnix (Seal)
Mortgagor Ruth Pinnix (Seal)
Mortgagor _____ (Seal)
Mortgagor _____ (Seal)



902588

ASSIGNMENT OF MORTGAGE

FOR VALUABLE CONSIDERATION, Mortgagee hereby sells, assigns and transfers the within MORTGAGE to UNION MORTGAGE COMPANY INC.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of DECEMBER, 1986

ATTEST:

Mortgagee BUDGET BUILDERS, INC.
By: David L. Hampton
David L. Hampton, President

STATE OF INDIANA }
COUNTY OF PORTER } SS:

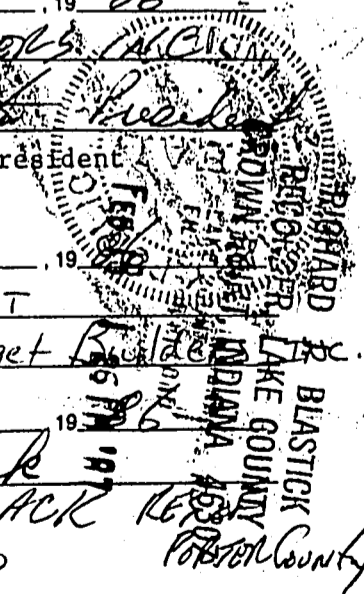
Before me, a Notary Public, in and for said County and State, this 29th day of DECEMBER, 1986

personally appeared the above named DAVID L. HAMPTON as PRESIDENT
and _____ as _____ of Budget Builders, Inc.

to me well known, and acknowledged the above and foregoing assignment.

WITNESS my hand and notarial seal this 29th day of DECEMBER, 1986

Notary Public David E. Black
DAVID E. BLACK
My Commission Expires: 8/27/90



FOR COPY SEE DOC 902588

DELIVERY

UNION MORTGAGE COMPANY, INC.
2 E. 22nd St. #207
LOMBARD, IL 60148



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THIS INSTRUMENT PREPARED BY: BUDGET BUILDERS INC, 2610 PORTAGE Mall
PORTAGE, IN