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RECORDED, LAKE COUNTY
GROWN POINT, INDIANA 46307

REAL ESTATE MORTGAGE

This indenture witnesseth that William M. Baran and Betty of Lake County, Indiana as MORTGAGOR, Mortgage and warrant to Michael Paul Baran, of Lake County, Indiana, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to-wit:

Lot No. 74, Sheraton Gardens 2nd Addition to the Town of Griffith, as shown in Plat Book 32, Page 89, in Lake County, Indiana,

as well as rents, profits and any other income which may be derived therefrom to secure the performance of all conditions and stipulations of this agreement and:

To secure the payment, when the same shall become due, of the following indebtedness of even date herewith:

(a) Demand note in the principal amount of \$3,000.00 without relief from Valuation and Appraisalment Laws, and with attorney's fees;

Mortgagor further covenants and agrees as follows:

1. To keep all building, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss payable to Mortgagee in form satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the existence of said indebtedness or any portion thereof.

2. Not to remove or suffer to be removed any fixtures and/or appliance, now or hereafter placed on said premises; and to keep said real estate and improvements thereon in their present condition and repair, normal and ordinary depreciation excepted; Mortgagor shall not do or suffer to be done any acts which will impair the security of this mortgage and Mortgagee shall have the right to inspect said premises at all reasonable times.

4. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee.

5. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgagee is expressly authorized to cause a continuation of the abstract of title at the expense of Mortgagor to show the condition of the title at the date of said continuation and which sums

THIS INSTRUMENT PREPARED BY *Joseph Reid*

5.50

necessarily spent for continuation of the abstract of title to the said real estate.

DATED: this 11 day of February, 1987.

William M. Baran
William M. Baran
Betty J. Baran
Betty J. Baran

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and state, this 11 day of February, 1987, personally appeared William M. Baran and Betty J. Baran acknowledged the execution of the foregoing mortgage. IN WITNESS where, I have hereunto subscribed my name and affixed my official seal.

Janette Berce
Notary Public

MY COMMISSION EXPIRES: 10/1/90
MY COUNTY OF RESIDENCE: Adams

JEANETTE BERCE