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# 904213 Real Estate Mortgage

FEB 27 3 25 PM '87  
FILED IN COURT  
RICHARD

This Indenture Witnesseth, That WILLIE M. PEARSON and LAURA LEE WILLIAMS

of Lake County, in the State of Indiana  
Mortgage and Warrant to SOUTH SHORE SECURITIES CORPORATION

of Lake County, in the State of Indiana, the following described  
Real Estate in Lake County, in the State of Indiana, as follows, to-wit:

Lots 27 and 28, Block "J", Gary City Estates, City of Gary, as shown in Plat Book 15, page 28, Lake County, Indiana

The principal sum of this mortgage is Thirteen Thousand Three Hundred Seventy-Five and 86/100 (\$13,375.86) Dollars for which the mortgagors are justly indebted to the mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, with interest from date at the rate of Ten (10%) per cent per annum on the unpaid balance. This mortgage shall be due and payable on or before December 31, 1994.

### Additional Covenants:

THIS MORTGAGE IS A WRAP AROUND MORTGAGE AND THE TERMS, COVENANTS AND AGREEMENTS SHOWN ON "EXHIBIT A" ATTACHED HERETO ARE INCORPORATED BY REFERENCE AND MADE A PART HEREOF.

and the mortgagor<sup>s</sup> expressly agree to pay the sum of money above secured, without relief from valuation or appraisal laws; and upon failure to pay any one of said notes, 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 all of said notes are to be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until all of said notes are paid, said mortgagor<sup>s</sup> 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 mortgagee, to the amount of \$13,375.86-----Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with 10% per cent interest thereon, shall be a part of the debt secured by this mortgage.

In Witness Whereof, the said mortgagor have hereunto set their hands and seal this 31st day of December 19 86.

Willie M. Pearson (Seal) Laura Lee Williams (Seal)  
WILLIE M. PEARSON LAURA LEE WILLIAMS  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF INDIANA, Lake COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this.....  
31st day of December 19 86, came.....  
Willie M. Pearson and Laura Lee Williams



....., and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires 8-26-89

Shirley M. Brown Notary Public  
Shirley M. Brown, Lake County Resident

This instrument prepared by: Margaret S. Frame, Secretary-Treasurer of South Shore Securities Corporation

"EXHIBIT A"

1. The mortgaged premises are subject to the lien of the following described mortgage (hereinafter for convenience referred to as "senior Mortgage"):  
Mortgage from Daniel Jaime & Rosario V. Jaime, husband & wife, to Percy Wilson Mortgage & Finance Corporation dated November 13, 1968 and recorded November 29, 1968 in Mortgage Record 1726, page 157; and assigned to The Prudential Insurance Company of America by assignment dated December 6, 1968 and recorded December 17, 1968 in Mortgage Record 1728, page 462.

Mortgagor covenants and agrees to comply with all of the terms and provisions of said Senior Mortgage (except the requirement to make the payments of principal and interest thereon) and, upon compliance by Mortgagor with the terms and provisions contained in said Senior Mortgage and contained herein, Mortgagee will pay the installments of principal and interest, from time to time due under said Senior Mortgage, in accordance with its terms. Nothing contained herein shall require the holder of the note secured hereby to perform the terms or provisions contained in said Senior Mortgage required to be performed by Mortgagor, his heirs, legatees, personal representatives and assigns, except the payment of installments of principal and interest but only in accordance with the terms and provisions hereof. If Mortgagor shall default in the performance of any term or provision contained in this mortgage, Mortgagee shall not be obligated to pay any principal or interest under the Senior Mortgage.

2. In case of default hereunder, in addition to any other rights and remedies available to Mortgagee, Mortgagee may, but need not, make any payment or perform any act herein required of Mortgagor in any form and manner deemed expedient and may, but need not, make full or partial payments of principal and interest on the Senior Mortgage, other prior encumbrances, if any, and purchase, discharge, compromise or settle the Senior Mortgage, any tax lien or other lien or title or claim thereof or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys fees and any other money advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of Ten (10%)----- per cent per annum. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to it on account of any default on the part of Mortgagor.

3. Mortgagor covenants and agrees that, to the extent Mortgagee pays any installment of principal or interest or any other sums due under the Senior Mortgage, Mortgagee shall become entitled to a lien on the mortgaged premises hereunder but equal in rank and priority to the Senior Mortgage and, in addition to the extent necessary to make effective such rank and priority:

(a) Mortgagee shall become subrogated to receive and enjoy all of the rights, liens, powers and privileges granted to the Senior Mortgagee under the Senior Mortgage, and

(b) The Senior Mortgage shall remain in existence for the benefit of and to further secure the debt and other sums secured, or that hereafter become secured hereunder.

*Willie M Pearson Law & Le Williams*

4. Mortgagee, by the acceptance of this mortgage, agrees to make the payment of installments of principal and interest due under the terms of the Senior Mortgage in accordance with the terms and provisions hereof and further covenants and agrees that upon payment in full of the obligations secured hereby, that the Senior Mortgage will be fully paid and satisfied. If, at any time during the term of this mortgage, the Mortgagee fails to make any payment when due under the Senior Mortgage, Mortgagor may make the payments due under the Senior Mortgage directly to the holder of said Senior Mortgage and shall have a full credit for all moneys so paid against the payments next falling due under this mortgage.

5. A default or breach of any covenant or condition of the Senior Mortgage shall be deemed a breach or default of this mortgage also.

6. The sale or transfer of the property encumbered by this mortgage or any portion of it without the prior written consent of the Mortgagee shall make the indebtedness that this mortgage secures immediately due and payable the same as if the total principal sum due hereunder were due and payable on the date of any such prohibited sale or transfer.

7. The Mortgagor shall have the right to prepay the whole or any part of the unpaid balance of the indebtedness under this mortgage at any time on fifteen (15) days notice without penalty under this mortgage. If the Mortgagor prepays the whole of the unpaid balance, the Mortgagee shall remit to the first Mortgagee out of the prepayment funds the unamortized principal balance of the first mortgage, together with accrued interest, provided that the Mortgagor shall pay any and all prepayment penalties or charges required by the first mortgagee for prepayment of the first mortgage. Any partial prepayment shall be applied against the sums last payable under this mortgage, and if the amount prepaid exceeds the amount determined by subtracting the then unpaid principal balance of the first mortgage from the then unpaid principal under this mortgage, then that excess amount shall be remitted to the first Mortgagee by the Mortgagee, provided that the Mortgagor shall pay any and all prepayment penalties or charges required by the first Mortgagee for prepayment of the first mortgage.

8. The monthly escrow account charges for taxes and insurance charged by the first Mortgagee shall be paid each month to the Mortgagee by the Mortgagor with and in addition to the regular monthly payment of principal and interest made under this mortgage, and the Mortgagee shall remit those escrow payments to the first Mortgagee with its monthly payment of principal and interest under the first mortgage.

9. The Mortgagor and the Mortgagee covenant and agree not to enter into any agreement with the holder of the first mortgage modifying or amending any of the provisions dealing with payment of principal or interest under that first mortgage without the prior written consent of the other.

10. The mortgagor agrees to pay a \$15.00 late charge on any monthly installment if it is not paid by the 10th of the month when said installment is due.

*Willie M Pearson*

*Laura Lee Williams*