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REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH that Roger M. Grubb and Judith K. Grubb, husband and wife of 740 Memory Lane, Hobart IN 46342, as MORTGAGOR, Mortgage and Warrant to HOBART FEDERAL SAVINGS AND LOAN ASSOCIATION, a United States Corporation, 555 East Third Street, Hobart, Indiana, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to-wit:

Part of the Southeast 1/4 of Section 32, Township 36 North, Range 7 West of the 2nd Principal Meridian, more particularly described as follows: Commencing at a point on the West line of the Southeast 1/4 of Section 32 and 159.88 feet North of the Southwest corner thereof, thence North 89° 52 feet East 574.37 feet to the true place of beginning; thence continuing North 89° 52 feet East 196.61 feet; thence South 00° East 53.75 feet to a point of curve; thence Southeasterly along a curve to the left with a radius of 192.52 feet, a distance of 45.75 feet; thence South 76° 23 feet West 194.56 feet; thence North 5° 7 feet West 145 feet to the true point of beginning.

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and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness:

Installment note and security agreement of even date in the principal sum of \$10,000.00 with interest at a rate of 15.0% per annum payable according to its terms, with the balance of the indebtedness, if not sooner paid, due and payable on Jan. 1, 1993.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance or other liens, costs, or assessments, then said indebtedness shall be immediately due and payable in full without notice or demand, and this mortgage may be foreclosed accordingly without relief from valuation and appraisal laws. Mortgagee shall be entitled to collect all reasonable costs and expenses incurred including but not limited to reasonable attorney fees. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes and charges against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing, with a loss payable clause in favor of the Mortgagee, and will, upon request, furnish evidence of such insurance to the Mortgagee, and failing to do so, the Mortgagee may pay said taxes or insurance, and the amount so paid with eighteen (18%) percent interest thereon, shall become a part of the indebtedness secured by this mortgage. Any forbearance by Mortgagee in exercising any right or remedy herein or otherwise provided by law or in the procurement of insurance or payment by Mortgagee of taxes or other liens or charges shall not be a waiver of or preclude the exercise of any such rights or remedies.

If all or any part of the real estate mortgaged herein is sold, transferred, assigned, or conveyed in any manner, all sums secured by this mortgage shall become immediately due and payable in full.

DATED this 30th day of November, 1987.

Roger M. Grubb
Roger M. Grubb
Judith K. Grubb
Judith K. Grubb

STATE OF INDIANA, Lake COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of November, 1987, personally appeared:

Roger M. and Judith K. Grubb, husband and wife and acknowledged the execution of the foregoing mortgage.

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

Laura Niedbala
Notary Public

My Commission Expires: 9-14-88

County of Residence: Lake

This instrument prepared by: Laura Niedbala

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