

REAL ESTATE MORTGAGE

983088

Mortgagee
FORD MOTOR CREDIT COMPANY

1000 E 80th Pl, Merrillville, In
NUMBER AND STREET CITY

Name and Address of Borrower(s) (Mortgagor(s))

James William Textor Sheralyn K.
3108-98th St. E.
Highland, In 46322

Loan Date: 6/16/88
First Payment Due: 7/22/88
Final Payment Due: 6/22/96
Total of Payments: \$ 42,920.64

The undersigned, being the Mortgagors identified above, do hereby Mortgage and Warrant to the above named Mortgagee the following described real estate in Lake County, Indiana:

SEE ATTACHED

(hereinafter referred to as "Mortgaged Premises") together with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures and improvements now or hereafter belonging, appertaining, attached to, or used in connection with, the Mortgaged Premises, and all the rents, issues, income and profits thereof.

This mortgage is given to secure the payment of the indebtedness described above and to secure also the payment of any future advances made at Mortgagee's option to the Mortgagors, or any of them, and to secure any other sums that may be due Mortgagee hereunder. The Mortgagors, jointly and severally, covenant and agree that they will: pay the indebtedness at the times and in the amounts described above, without relief from valuation and appraisal laws; pay reasonable attorney's fees after default and referral to an attorney not a salaried employee of Mortgagee; observe and perform all covenants, terms and conditions of any prior mortgage; promptly pay when due all taxes, assessments, utility charges, repair costs, insurance premiums, and installments of principal and interest on any prior mortgage; keep the Mortgaged Premises and the buildings thereon in good repair; do no act that would unduly impair or depreciate the value of the property as security; not remove any buildings or improvements therefrom without the prior consent of Mortgagee; keep the Mortgaged Premises adequately insured to protect Mortgagee's interest therein against loss by fire, windstorm and such other hazards as Mortgagee may require from time to time; and to protect the Mortgagee's interest in this mortgage and in the Mortgaged Premises in any legal or equitable proceedings relating to this mortgage or the Mortgaged Premises.

In the event of a default in any of the conditions of this mortgage the Mortgagee is also expressly given the right to take possession of and hold the Mortgaged Premises with or without process of law and collect the rents and profits therefrom, applying the same to the charges and payments due under the conditions of the mortgage so long as a default shall continue, and such taking possession shall in no way waive the right of the Mortgagee to foreclose this mortgage because of a default.

Mortgagee may, at its option, advance and pay all sums necessary to protect and preserve the security intended to be given by this mortgage and all sums so advanced or paid by Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest at the rate set forth in the note secured hereby until paid. Such sums may include, but are not limited to, taxes, assessments, utility charges, repair costs, insurance premiums, installments of principal and interest on any prior mortgage, and any costs and expenses, including attorney's fees, incurred in any legal or equitable proceedings which relate to this mortgage or the Mortgaged Premises, except proceedings involving the foreclosure of this mortgage.

Upon default being made in payment of any of the installments heretofore specified on the due date thereof, or upon default in any of the other terms, covenants or conditions hereof or of any note secured hereby, or in the event of sale or transfer of the Mortgaged Premises without written consent of Mortgagee, or should any action be filed in any court to enforce any lien on, claim against, or interest in the Mortgaged Premises, then the entire unpaid balance shall become immediately due and payable at the option of the Mortgagee and this mortgage may be foreclosed. Mortgagee shall be entitled to the appointment of a receiver in any action to foreclose this mortgage. Such receiver shall take possession of the mortgaged property, collect the rents, issues, income and profits thereof and apply the same to the payment of all taxes, assessments, insurance premiums, and repairs required in his judgment to preserve the security of the mortgage debt, and promptly file his final report thereof with the clerk of said court, and subject to the approval of said court account for and pay over to the clerk, subject to the further order of the court, any balance of such income or other avails in his possession then remaining. Said receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Mortgagors have executed this instrument as of the Date of Loan written above.

Signature James William Textor

Signature Sheralyn K Textor

Printed Name James William Textor

Printed Name Sheralyn K Textor

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared

James William & Sheralyn K Textor, Mortgagors aforesaid, and acknowledged the execution of the foregoing

Witness my hand and Notarial Seal this 16th day of June, 1988.

Signature Kathryn A Clifford

Printed Name Kathryn A Clifford
Notary Public

My Commission Expires:

7/10/91

Residence County: Lake

This instrument was prepared by K. Clifford

500

LILLIAN A. BLASICK
RECORDER, LAKE COUNTY
CROWN POINT, INDIANA 46307
JUN 21 11 07 AM '88
FILED FOR RECORDS

Lot 107, Lakeside 4th Addition to the Town of Highland, as shown
in Plat Book 37, page 3, in Lake County, Indiana.

(A/K/A: 3108-98th Street Highland, IN)

Countersigned at _____

Merrillville, Indiana

Dorothy A. Wells

Authorized Officer or Agent

Schedule A—Page 1

Commitment No.: 34233-C