

# 983161 REAL ESTATE MORTGAGE

This indenture witnesseth that JOSEPH M. DIVIJAK, JR.

of LAKE COUNTY, INDIANA, as MORTGAGOR,

Mortgage and warrant to JOSEPH M. DIVIJAK, SR.

of LAKE COUNTY, Indiana, as MORTGAGEE,

the following real estate in Lake County State of Indiana, to wit:

Lot Thirty-two (32), except the South 7 1/2 feet, and the South 22 1/2 feet of Lot Thirty-three (33), in Block Six (6), Industrial Center Subdivision, in the Town of Griffith, as shown in Plat Book 17, Page 13, in Lake County, Indiana.

This mortgage is given to secure the payment of one (1) principal promissory note of even date herewith for the principal sum of Eighteen Thousand Nine Hundred Sixty-seven Dollars and Seventy-two Cents (\$18,967.72) which sum is due and payable at the rate of Four Hundred Dollars (\$400.00) per month, together with interest at the rate of six per cent (6%) per annum. Said payments to begin on the first day of June, 1988 and continue on the 1st day of each and every succeeding month thereafter until the entire amount is paid in full. The monthly payments herein shall first be applied in payment of interest, and the balance of said monthly payment, if any, shall be applied in the payment of unpaid balance.

and the mortgagor expressly agrees to pay the sum of money above secured, without relief from valuation or appraisal laws; and upon failure to pay said note or any installment thereon as it becomes due, 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 said note shall be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until said note is paid, said mortgagor 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 his interest may appear and the policy duly assigned to the mortgagee, in the amount of - unpaid balance - Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with 8% per cent interest thereon, shall be a part of the debt secured by this mortgage.

### Additional Covenants:

In the event of default, Mortgagor promise and agree to pay reasonable attorney fees to the Mortgagee.

STATE OF INDIANA, S.S. NO. LAKE COUNTY FILED FOR RECORD JUN 21 3 59 PM '88 WILLIAM A. BLASTICK RECORDER, LAKE COUNTY, CROWN POINT, INDIANA 46307

State of Indiana, Lake County, ss: Dated this 4th Day of May 1988

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of May 1988 personally appeared:

Joseph M. Divijak, Jr. Seal

Joseph M. Divijak, Jr. and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires June 30 1989

Seal

Charles E. Daugherty Notary Public

Seal

CHARLES E. DAUGHERTY Resident of Lake County, Indiana My Comm. Expires June 30, 1989 Charles E. Daugherty Attorney at Law

Seal

MAIL TO: Charles E. Daugherty, Attorney at Law, 6 East 67th Avenue, Merrillville, Indiana 46410

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