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REAL ESTATE MORTGAGE

INSURED FINANCIAL ACCEPTANCE COI 4455 West Montrose Avenue Chicago, Illinois 60641

UU	19327	C	hicago, Illinois 60641
STATE OF INDIANA		Ci	micago, fiffinois 60041
COUNTY OF Lake			. 3
\$ moreover			\sim
e grand		EN BY THESE PRESENTS: That	
Whereas, Eli Brown &	Nora Brown, A/K/A Lee	Etta Brown (hereinafter	called "Mortgagors", whether one or more
are justly indebted to Insured	Financial Acceptance Corporation	on, P.O. Box 2390, Bloomfield, New J	ersey 07003 (hereinafter called "Mortgagee"
whether one or more) in the	sum of <u>FOURTEEN THOUS</u>	AND TWO HUNDRED FIFTY AND	NO CENTS
Dollars (\$ 14,250.00), evidenced by a pre	omissory note executed and assig	ned on even date herewith, with monthly
installments of TWO HUND	RED TWENTY-NINE AND N	INETY CENTS	
Dollars (\$ 229.90), payable on the	day of each month after date
commencing	, 19	oxdot , and with a final maturity date	of
19, until such sum	is paid in full (said promissory	note, together with any note taken ir	substitution therefor or in renewal thereof
is hereinafter referred to as th	ie "Note"). And, Whereas, Morto	agors agreed, in incurring said indel	btedness that this mortgage should be given
to secure the prompt payme	nt thereof according to the teno	r and effect of said Note, and compi	liance by Mortgagors with the requirements
of this Mortgage.	tata and the second second		
NOW, THEREFORE, In cons	ideration of the premises, and the	or the purpose of securing the paym	nent of said indebtedness, and any other in
debtedness Mortgagors may	owe mortgagee before the pay	ment in full of the amount now due t	hereunder, Mortgagors do hereby mortgage
and warrant unto mongagee	the following described real est	ate, together with all present and fut	ture improvements and fixtures thereon and
of Indiana, to wit:	ance and condemnation proceed	is therefrom, situated in Lake	County, State
Legal Description:	Lot One (1) Beverido	ge Hill Addition, in the	City of Gary, as shown in
	Plat Book 8, page 6,	Lake County, Indiana.	
Commonly Vyorm Dr	1536 Dansey 1		
Commonly Known As:	1536 Roosevelt		$\mathbf{S}^{(i)}$
	Gary, Indiana		
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			OIN
			w 7,50 5
(Said real estate and all other	er property hereinabove describ	ed, whether real or personal, and w	hether in whole or in part, is her in ther re
ferred to as "the premise").	• •		
TO HAVE AND TO HOLD th	e premises unto Mortgagee, ar	d Mortgagee's successors, heirs ar	nd assigns, forever.
			possessed of the premiers, and have
right to mortgage the same;	that the premises are free from	all liens, charges, encumbrances,	easements, and restrictions where it
			ed, Mortgagors do warrants and il cefend
		ms of all persons whomsoever.	. **
THIS MORTGAGE IS MADE	. however, subject to the follow	ing covenants, conditions and agre	ements:

Mortgagors shall pay said principal indebtedness and interest thereon when and as due under the terms of the Note, and under any covenant, condition or agreement herein contained, together with any other indebtedness which Mortgagors may owe to Mortgagoe.

2. The terms and conditions contained in the Note are incorporated herein by reference as if fully set forth herein. The rights, options, powers and remedies provided for herein and under the terms of the Note shall be cumulative, and no one or more of them shall be exclusive of the other or others, or of any right or remedy now or hereafter given or allowed by law.

- 3. Mortgagors shall keep the premises in good condition and repair, and shall neither commit nor permit waste of the premises.
- 4. Mortgagors shall keep the premises free from all delinquencies in taxes, liens, assessments, charges and encumbrances upon the terms provided for in the Note.
- 5. Mortgagors shall keep the premises continuously insured with such companies, in such amounts and upon such terms as are provided for in the Note.
- 6. If and when this is a second mortgage Mortgagors shall make all payments of principal and interest on such prior mortgage in accordance with its terms and permit no event of default thereunder. Any event of default under any such prior mortgage shall constitute an event of default under the terms of this Mortgage and Mortgagee may, at its option, thereupon declare the entire indebtedness due hereunder immediately due and payable and this Mortgage subject to foreclosure.
- 7. If Mortgagors fail to insure the premises, or to pay and furnish receipts for all taxes, liens, assessments, charges and encumbrances, or to keep the premises in good condition and repair, or to pay all installments of principal and interest on any prior mortgage, all as hereinabove provided for, Mortgagee may, at its option, procure such insurance, pay such taxes, liens, assessments, charges and encumbrances, enter upon the premises and make such repairs as it may deem necessary, make any such payments which may become due on any prior mortgage, or incur any expenses or obligations on behalf of Mortgagors in connection with any prior mortgage in order to prevent the foreclosure thereof; and Mortgagors shall immediately pay to Mortgagee all sums which Mortgagee shall have so paid, together with interest thereon from the date the same was paid, and Mortgagee's costs, expenses and attorney's fees, and for payment thereof this Mortgage shall stand as security; but the failure of Mortgagee to do any such acts or make any such expenditures shall in no way render Mortgagee liable to Mortgagors.
- 8. If default be made in the payment of any of the indebtedness secured hereby, or in the performance of any covenant, condition or agreement contained in the Note or this Mortgage, or should the interest of Mortgagee in the premises become endangered by reason of the foreclosure of any prior lien or encumbrance, then the whole indebtedness hereby secured with all interest thereon shall, at the option of Mortgagee, become immediately due and payable and this Mortgage subject to foreclosure as now provided by law in the case of past due mortgages, and Mortgage shall be authorized to take possession of the premises. If this Mortgage shall be foreclosed by a judicial proceeding, reasonable attorney's fees for foreclosing the same shall be paid out of the proceeds of the sale.
- 9. No delay or failure of Mortgagee to exercise any option herein given shall constitute a waiver of such option or estop Mortgagee from afterwards exercising the same.
- 10. If Mortgagors shall well and truly pay and discharge the indebtedness hereby secured as it shall become due and payable, and shall do and perform all acts and agreements to be done and performed by Mortgagors under the terms and provisions of this Mortgage, then this Mortgage shall be and become null and void and Mortgagee shall release the same of record.
- 11. All awards of damages in connection with any condemnation for public use injury to any of the premises are hereby assigned and shall be paid to Mortgagee, who may apply the same to the payment of the installments under the Note in inverse order of maturity, whether or not then due, and Mortgagee is hereby authorized, in the name of Mortgagors, to execute and deliver valid acquittances thereof and to appeal from any such award.
- 12. The term "Mortgagors", wherever used herein, shall mean the party or parties executing this Mortgage, jointly and severally, and at the conditions, covenants and agreements hereof shall bind the Mortgagors, their respective heirs, personal representatives, successors assigns and shall inure to the benefit of and be available (jointly and severally if more than one) to Mortgagee, and to the heirs, personal

representatives, successors and assigns of Mortgagee. The term "interest" as a graift 8h. teeried to be this Annual Percentage Rate provided for in the Note, or if such rate should be in excess of the maximum legal rate then permitted by applicable law, such maximum legal rate. 13. If all or any part of the premises or any interest in the premises is sold or transferred without Mortgagee's prior written consent, Mortgagee may, at its option, require immediate payment in full of all sums secured by the Mortgage. However, this option shall not be exercised by Mortgagee if exercise is prohibited by federal law as of the date of this Mortgage. If Mortgagee exercises this option, Mortgagee shall give Mortgagors notice of acceleration. This notice shall provide a period of not less

than 30 days from the date notice is delivered or mailed within which Mortgagors must pay all sums secured by this Mortgage. If Mortgagors fail to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage without further notice or demand on Mortgagors.

14. The Mortgagee may sue on the Note at law, he may file an action in equity to foreclose the mortgage, and he may exercise all these rights at once, or any one of them alone, or any combination thereof. Mortgagors agree to pay a reasonable attorney's fee for the collection of amounts owed or the enforcement of rights under the Note or Mortgage

have hereunto set their signature and seal this 24th	a Brown, A/K/A Lee Etta Brown
	day of September 1988
x Eli Brann (SEAL)	
(06/16)	Nora Brown (SEAL)
Eli Brown	A/K/A Lee Etta Brown
Printed %	Printed
minimum 1 %	
INDIVIDUAL ACK	NOWLEDGEMENT
STATE OF INDIANA ()	
COUNTY OF Lake	SS:
Before me, a Notary Public in and for said County and State, appeared	Eli Brown and Nora Brown, A/K/A Lee Etta Brown
	each of whom, having been duly sworn, acknowledged
the execution of the foregoing Mortgage.	
	eptember , 19 88 .
My Commission Expires:	
My Commission Expires:	Notary Public
10. 22.00	Notary Public
10-23-90	Lori Anderson, Printed
County of Residence: Lake	
STATE OF INDIANA	D ASSIGNMENT
COUNTY OF	
For value received the undersigned hereby transfers, assigns and convey	e unto
all right, title, interest, powers and options in, to and under the within Mortgage	as well as to the land described therein and the indebtedness secured thereby
	hereunto set hand and seal, this day o
, 19,	,
	BY:
	(Seal
	TITLE
CORPORATE ACK	NOWLEDGEMENT
STATE OF INDIANA	
COUNTY OF	SS;
• • • • • • • • • • • • • • • • • • • •	appeared
·	theand
	, respectively, o
	, a corporation organized and existing
	and acknowledged the execution of the foregoing Transfer and Assignment as
such officers acting for an on behalf of said corporation.	and acknowledged the execution of the foregoing nation and resignment as
Witness my hand and Notarial Seal this day of	, 19
My Commission Expires:	
	Notary Public
County of Residence:	Polated
	Printed
INDIVIDUAL ACK	NOWLEDGEMENT
INDIVIDUAL ACK	NOWLEDGEMENT
STATE OF INDIANA INDIVIDUAL ACK	
STATE OF INDIANA INDIVIDUAL ACK	NOWLEDGEMENT SS:
STATE OF INDIANA) COUNTY OF) Before me, a Notary Public in and for said County and State, appeared _	NOWLEDGEMENT SS:
Before me, a Notary Public in and for said County and State, appeared	NOWLEDGEMENT SS: each of whom, having been duly sworn, acknowledge
Before me, a Notary Public in and for said County and State, appeared	NOWLEDGEMENT SS: each of whom, having been duly sworn, acknowledge
Before me, a Notary Public in and for said County and State, appeared	NOWLEDGEMENT SS: each of whom, having been duly sworn, acknowledge
Before me, a Notary Public in and for said County and State, appeared	SS: each of whom, having been duly sworn, acknowledge, 19,
Before me, a Notary Public in and for said County and State, appeared	NOWLEDGEMENT SS: each of whom, having been duly sworn, acknowledge
Before me, a Notary Public in and for said County and State, appeared	SS: each of whom, having been duly sworn, acknowledge , 19 Notary Public
STATE OF INDIANA COUNTY OF) Before me, a Notary Public in and for said County and State, appeared _ and the execution of the foregoing Transfer and Assignment. Witness my hand and Notarial Seal this day of My Commission Expires:	SS:each of whom, having been duly sworn, acknowledge, 19,
Before me, a Notary Public in and for said County and State, appeared	SS: each of whom, having been duly sworn, acknowledge , 19 Notary Public
BEFORE OF INDIANA COUNTY OF	SS: each of whom, having been duly sworn, acknowledge, 19 Notary Public Printed This instrument was prepared by:
BEFORE OF INDIANA COUNTY OF	SS:each of whom, having been duly sworn, acknowledge, 19 Notary Public Printed