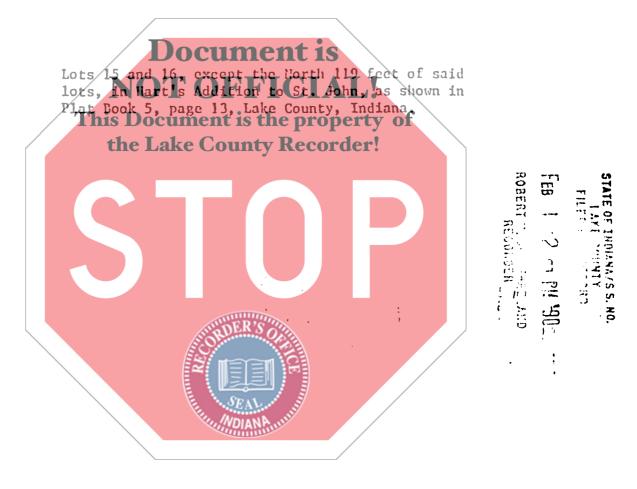
082500

MORTGAGE

	•					
TH 	HIS MORTGAGE , petween the M	GE is made this ? Mortgagor, La	8th wrence J. Ca	rroll and Lind	November A. Carroll, h	usband
•	and wif M. McGil	ę	Cherein "I	Borrower"), and the	e Mortgagee,	
7 7 9364	Hart Str	eet, St. John				
Wi	IEREAS, Borrov	ver is indebted to Len	nder in the princi	pal sum of Fift	een Thousand	and
note dat interest,	_{lcd.} Novemb	er 28, 1989 ce of the indebtedness	.(herein "Note")), providing for m	onthly installments of	of principal and
• • • • • •		•••				



which has the address of	10560 Thielen, St. John, I	ndiana 46373
	[Street]	[City]
[State and Zip Code]	(herein "Property Address");	

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

5.50 5.50 prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or

ahandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender shall be entitled, to the extent provided by applicable law, to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge

to Borrower.

23. Waiver of Valuation and Appraisement. Borrower hereby waives all right of valuation and appraisement.

In WITNESS WHEREOF, Borrower has executed this Mortgage.
Document is lice of (Seal)
NOT OF FICAL!
This Document is the property of
STATE OF INDIANA, the Lake County Recorder!
On this28thday ofNovember
Witness my hand and official seal.
My Commission expires: 10-5-90 Michthryn Lunch Fillin Notary Public
This instrument was propared by: Jane M. McGiil