

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

082587

# REAL ESTATE MORTGAGE

This indenture witnesseth that MADELINE BURNETT

of 924 Luther Drive, Hobart, Indiana, as **MORTGAGOR**,

**Mortgage and warrant to** PHILLIP BURNETT

of 924 Luther Drive, Hobart, Indiana **Indiana, as MORTGAGEE**,

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

Lot 3 in Spring Dale Third Addition Unit No. 1 in the City of Hobart, as per plat thereof, recorded in Plat Book 38, page 4, in the office of the Recorder of Lake County, Indiana.



STATE OF INDIANA/S.S. NO. FILED FEB 29 9 32 AM '90 ROBERT HOOVER FRIELAND RECORDER

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness: A certain promissory note of even date herewith in the amount of \$1,500.00 with interest at the rate of 8% per annum, said note payable in equal monthly installments of \$50.00 or more, beginning March 1, 1990 and every month thereafter until fully paid.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance hereinafter stipulated, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. 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 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                      percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

### Additional Covenants:

State of Indiana, Lake County, ss: Dated this 31st Day of January 19 90

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of January 19 90 personally appeared:

Madeline Burnett Seal  
MADELINE BURNETT

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 29, 19 93

\_\_\_\_\_ Seal

Ervin C. Carstensen Signature

\_\_\_\_\_ Seal

ERVIN C. CARSTENSEN Printed Name

\_\_\_\_\_ Seal

Resident of Lake County

This instrument prepared by ERVIN C. CARSTENSEN Attorney at Law

MAIL TO: 1000 E. 80th Pl., Suite 517, S., Merrillville, IN 46410