

085047

# REAL ESTATE MORTGAGE

Richard ANDERSON  
5935 Alameda  
Indianapolis, IN 46210

This indenture witnesseth that

WILLIAM C. BOYD and PATRICIA ANN BOYD,  
husband and wife

of Lake County

as MORTGAGOR,

Mortgages and warrants to

JENNIFER KRAMER

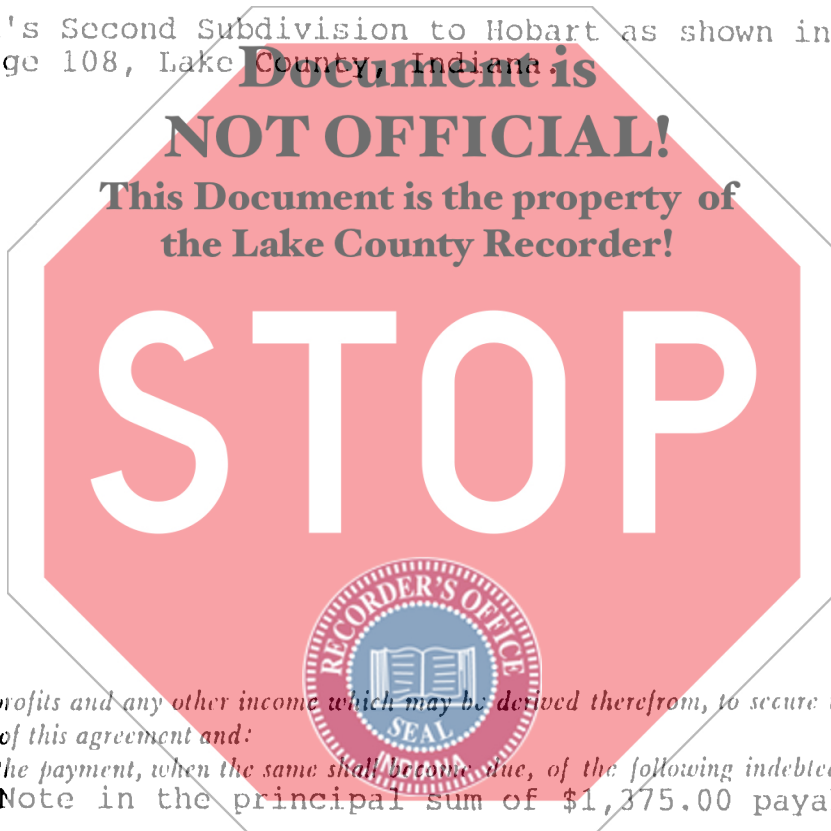
of Lake County,

Indiana, as MORTGAGEE,

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

County

Lot 5, Boyd's Second Subdivision to Hobart as shown in Plat  
Book 41, page 108, Lake County, Indiana



STATE OF INDIANA / S. NO.  
LAKE COUNTY  
FILED  
FEB 26 10 06 AM '90  
ROBERT H. ANDERSON  
RECORDER

as well as the rents, profits and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

A To secure the payment, when the same shall become due, of the following indebtedness of even date herewith:  
Promissory Note in the principal sum of \$1,375.00 payable upon demand

with interest at the rate of \_\_\_\_\_ per cent per annum computed \_\_\_\_\_ during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of \_\_\_\_\_ per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisement Taxes, and with attorney's fees;

- B Also securing any renewal or extension of such indebtedness;
- C Also securing all future advances to the full amount of this mortgage;
- D Also securing all indebtedness or liabilities incurred by the holder hereof for the protection of this security or for the collection of this mortgage.

Mortgagor agrees to pay to Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance and assessments against said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurance and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal.

Mortgagor further covenants and agrees as follows:

1. To keep all buildings, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss payable to Mortgagee in form satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the existence of said indebtedness or any portion thereof.