## 095373

NORWEST FINANCIAL INDIANA, INC.-#488

## INDIANA REAL ESTATE MORTGAGE

POBOX 263	
POBOX 2663 Callinh IN 4	6319

, Notary Public

THIS INDENTURE WITNESSETH, that \_\_William\_S.\_Mckinney\_Jr.\_&\_Kathleen\_M.-Mckinney,\_H&W\_\_ hereinafter referred to as Mortgagors, of Lake County, state of Indiana Mortgage and warrant to Norwest Financial Indiana, Inc., hereinafter referred to as Mortgagee, the following described real estate, in -Lake-----County, State of Indiana, to wit: Lot 4 and the West ½ of Lot 5 in Block 14 as marked and laid down on the recorded plat of Smith and Bader's Second West Park Addition to Hammond, IN Lake County, INDIANA to secure the repayment of a promissory note of even date in the sum of \$ 15748.32 - . . . , payable to Mortgagee in monthly installments, the last payment to fall due on 4/13 . 19 97 , and also to secure the repayment of any and all future advances and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagors; provided however, that the principal amount of the outstanding indebtechess owing to Mortgagoe by Mortgagors at any one time, shall not exceed the sum of \$125,000.00. Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so. Mortgagee may pay such taxes, assessments, and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a part of the indebtodness secured by their restrictions. part of the indebtedness secured by this mortgage Mortgagors agree to pay all indebtedness socured hereby, together with all taxes, assessments, charges, and insurance, without any relief whatsoever from valuation or appraisement laws of the State of Indianaty Recorder! Mortgagors agree not to sell, convey or otherwise transfer the above described real estate or any part the reof without Mortgagee's prior written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the Mortgagors agree that upon failure to pay any installment due under said note, or any other indebtedness hereby secured when due, or taxes, assessments, insurance, or prior liens, or in event of default in or violation of any of the other terms hereof, then all of said mortgage indebtedness shall at Mortgagoe's option, without notice, become due and collectible and this mortgage may then be foreclosed accordingly. Upon foreclosure Mortgagoe's shall have the right, irrespective of any deficiency, to which Mortgagors hereby consent, to have a receiver appointed to take possession of said premises and collect the rents, issues and profits thereof for the benefit of the Mortgagoe. The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural, the plural the singular, and the use of any gender, shall include all genders. IN WITNESS WHEREOF, the Mortgagors have bereunto set their hands this \_9\_\_\_ day of \_April Sign here Sign here La Type name as signed. /Kathleen Type name as signed: Sign here Type name as signed: State of Indiana County of \_\_\_\_Lake Before me, the undersigned, a Notary Public in and for said County, this \_9th day of \_April\_\_\_\_\_, 1990 . . . came William S. Mckinney Jr & Kathleen M. / and acknowledged the execution of the foregoing Mortgage Witness my hand and official seal Mckinney

Type name as signed:

My Commission Expires 10/10/93

James A

This instrument was prepared by: Maureen Murphy

Ross