

096697

REAL ESTATE MORTGAGE

4835M
LAWYERS TITLE INS. CORP.
ONE PROFESSIONAL CENTER
SUITE 215
CROWN POINT, IN 46007

THIS INDENTURE WITNESSETH that Suella Goza

of 1507 Lincoln Street, Hobart, Indiana 46342, as MORTGAGOR,
Mortgage and Warrant to HOBART FEDERAL SAVINGS AND LOAN ASSOCIATION, a
United States Corporation, 555 East Third Street, Hobart, Indiana, as
MORTGAGEE, the following real estate in Lake County, State of
Indiana, to-wit:

Lot 4 and the South 5 feet of Lot 3 in Block 6 in Indian Hills Addition to Gary,
as per plat thereof, recorded in Plat Book 19, page 15, in the Office of the Recorder
of Lake County, Indiana.

(Commonly known as 812 Fayette Street, Gary, Indiana 46403)

and the rents and profits therefrom, to secure the payment, when the same
shall become due, of the following indebtedness:

Installment note and security agreement of even date in the
principal sum of \$ 9,800.00 with interest at a rate of
13.75 % per annum payable according to its terms, with
the balance of the indebtedness, if not sooner paid, due and
payable on April 20, 1998.

Upon failure to pay said indebtedness as it becomes due, or any part
thereof at maturity, or the taxes or insurance or other liens, costs, or
assessments, then said indebtedness shall be immediately due and payable in
full without notice or demand, and this mortgage may be foreclosed
accordingly without relief from valuation and appraisal laws. Mortgagee
shall be entitled to collect all reasonable costs and expenses incurred
including but not limited to reasonable attorney fees. 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 a 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 eighteen (18%) percent interest thereon, shall
become a part of the indebtedness secured by this mortgage. Any
forebearance by Mortgagee in exercising any right or remedy herein or
otherwise provided by law or in the procurement of insurance or payment by
Mortgagee of taxes or other liens or charges shall not be a waiver of or
preclude the exercise of any such rights or remedies.

If all or any part of the real estate mortgaged herein is sold,
transferred, assigned, or conveyed in any manner, all sums secured by this
mortgage shall become immediately due and payable in full.

DATED this 20th day of April, 1990.

Suella Goza
Suella Goza

STATE OF INDIANA, SS: No. _____
FILED _____
APR 24 8 46 AM 1990
REC'D _____

STATE OF INDIANA, Lake COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and
State, this 20th day of April, 1990, personally appeared:

Suella Goza

and acknowledged the execution of the foregoing mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my
official seal.

Debbie J. Lucas
Notary Public Debbie J. Lucas

County of Residence:
Lake

My Commission Expires:
1-21-93

This instrument prepared by: Barbara Silingas

4.00 pd
4.