E was	Recording Information: Filed this day of
RETURN TO:	19, at o'clockM. and recorded in Book, page Fee \$
UNION MORTGAGE CO., INC. P. O. BOX 515929	
DALLAS, TEXAS 75251-5929 214/680-3134	
x43485	Recorder County, IN
SATISFACTION: The debt secured by the within Mortgage together with the contract secured thereby has been satisfied in full.	
This the, 19,	
Signed	
UNION MORTGACE	COMPANY, INC.
n 0 NOY 515929	
Mail after recording to DALLAB, TEXAS TO STATE T	
098402 INDIANA MG	DRTGAGE
THIS MORTGAGE made this 12th day of Februa	THE PROPERTY OF THE PROPERTY O
MORTGAGOR	MORTGAGEE
Eddie P. Lewis and Marsha L. Lewis	First Metropolitan Builders of America, Inc.
Husband & Wife 1038 Highland St.	300 West Ridge Road Gary, Indiana
Hammond, Indiana	oary, Indiana
Docum	ent is
NOTORI	TOTAT
NOTOFI	ICIAL:
This Document is	the property of
Enter in appropriate block for each party, name, address, and Fappropriate	The Property of the Property o
The designation Mortgagor and Mortgagee as used herein shall include singular, plural, masculine, feminine or neuter as required by context.	sald parties, their heirs, successors, and assigns, and shall include
WITNESSETH. That whereas the Mortgagor is indebted to the Mortgagee in HUNDRED FOFTY AND 82/100********	the principal sum of SIXTEEN THOUSAND THREE
	Total and the second of the se
as evidenced bi)/a Home Improvement Consumer Credit/Sale Agreement herein by, elerence The line due date for payment of said Contract III not s	
TO SECURE to Mortgagee the repayment of the indebtedness evidence tions thereof the payment of all other sums advanced in accordance herew	ed by the Contract, together with all extensions, renewals or modifica- ith to protect the security of this Mortgage, and the performance of the
covenants and agreements of Mortgagor, herein contained, Mortgagor doe successors and assigns the following described property located in the Court	TAKE Mondagee and Mondagee and Mondagees
State of Indiana:	
LOT 13, BLOCK 4, MAYWOOD ADDITION BOOK 11 PAGE 32, IN LAKE COUNTY	
BOOK 11 PAGE 32, IN LAKE COUNTY	INDIANA.
S. A.	WA LILLING
And the Control of th	
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parties in the second of the s	anderen er en er en
AME CHILD	The second secon
being the same premises conveyed to the Mortgagor by deed of	
JACK R. CEARING AND	RALPH W. CEARING
dated 1-19-75 19	In the office of the RECORDER of
County in Book 290545	111 (116 011100 01 1110
description in said deed is incorporated by reference. TO HAVE AND TO HOLD unto Mortgages and Mortgages's heirs, succ	essors and assigns forever, together with all the improvements now or
hereafter erected on the property, and all fixtures now or hereafter attach thereto shall be deemed to be and remain in a part of the property covered	ned to the property, all of which including replacements and additions:
are herein referred to as the "Property."	, 40
13101 IN	6'7
하는 그 없이 맛이 얼마나 하다 하다 하다. 그 사람들은 사람들은 그들은 사람들은 사람들이 되었다.	and the second of the second o

"Mortgagor and Mortgagee covenant and agree as follows:

- 1 PAYMENT OF CONTRACT. Mortgagor shall promptly pay when due the indebtedness evidenced by the Contract, and late charges as provided in the Contract
- 2. INSURANCE. Mortgagor shall keep all improvements on said land how or hereafter erected, constantly insured for the benefit of the Mortgagee against loss by fire, windstorm and such other casualties and Continuousces, in such manner and in such companies and for such amounts, not exceeding that amount necessary to pay the sum secured by this Mortgage, and as may be satisfactory to the Mortgage. Mortgager shall purchase such insurance, pay all premiums therefor, and shall deliver to Mortgagee such policies along with evidence of premium payment as long as the Contract secured hereby remains unpaid. If Mortgagor fails to purchase such insurance, pay the premiums therefor or deliver said. policies along with evidence of payment of premiums thereon, then Mortgagee, at its option, may purchase such insurance. Such amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable upon demand by Mortgager to Mortgager
- 3 TAXES, ASSESSMENTS, CHARGES, Mortgagor shall pay all taxes, assessments and charges as may be lawfully levied against the Property within thirty (30) days after the same shall become due. In the event that Mortgagor fails to pay all takes, assessments and charges as become required, then Mortgagee, at its option, may pay the same and the amounts paid shall be added to the Contract secured by this Mortgage, and shall be due and payable by Mortgagor to Mortgagee upon demand of Mortgagee
- 4. PRESERVATION AND MAINTENANCE OF PROPERTY Mortgagor shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property Upon the failure of the Mortgagor to so maintain the Property the Mortgagee may at its option, enter the property and cause reasonable maintenance work to be performed. Any amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable by Mortgagor to Mortgagee upon demand of Mortgagee
- 5 WARRANTIES Mortgagor covenants with Mortgagee; that he is served of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all incumbrances and that hie will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the Propertyng supject to the following exceptions

DATED 2-26-75 VOL#298722-FOR \$18,,950.00 GREAT LAKES MORT.

- 6 WAIVER The Mortgagor waives and relinquishes all rights and benefits under the valuation and appraisement laws of any state
- PRIOR LIEUS Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate shall constitute default heraunder
- 8 TRANSFER OF THE PROPERTY DUE ON SALE If the Mortgagor sells or transfers all or part of the Property or any rights in the Property, any person to whom the Mortgagor sells or transfers the Property may take over all of the Mortgagors rights and obligations under this Mortgago (known as an eassumption of the Mortgage) if certain conditions are mets those conditions are:

(A) Mortgagor gives Mortgagee notice of sale or transfer.

(B) Mortgagee agrees that the person qualifies under its then usual credit criteria.

- The person agrees to pay inforest on the amount owed to Mortgagee under the Contract and under this Mortgage at whatever lawful rate Mortgagee requires, and
- (D) The person signs an assumption agreement that is acceptable to Mortgagee and that obligates the person to keep all of the promises. and agreements made in the Contract and in this Mortgage

If the Mortgagor sells or transfers the Property and the conditions in A. B. C and D of this section are not satisfied. Mortgaged may require immediate payment in full of the Contract foreclose the Mortgage, and seek any other remedy allowed by the law However Mortgages will not have the right to require immediate payment in full or any other legal remedy as a result of certain transfers. Those transfers are:

(i) the creation of liens or other claims against the Property that are interior to this Mortgage, such as other mortgages materialmans.

- liens, etc.
- (ii) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to buy these appliances in order to protect that person against possible losses.
- (iii) a transfer of the Property to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law and
 (iv) leasing the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.

 9. ACCELERATION: REMEDIES. Upon Mortgagors' breath of any coverant of agreement of Mortgagor, including the
- covenants to pay when due any sums secured by this Mortgage, Mortgagee prior to acceleration shall mail notice to Mortgagor of the defaults If the breach is not cured on or before the date specified in the notice. Mortgagee at Mortgagee's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Mortgagee shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's feest and costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgage.

10. APPOINTMENT OF RECEIVER. Upon acceleration under paragraph 9 hereof or abandonment of the Property Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect all rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of the management of the Property and collection of rents, including, but not limited to receiver's lees, premiums on receiver's bonds and reasonable attorney's lees, and then to the sums secured by this Mortgage. The receiver shall be hable to account only for those rents actually received.

11. ASSIGNMENT, This Mortgage may be assigned by the Mortgage without consent of the Mortgago

IN WITNESS WHEREOF, Mortgagors have exec	cuted this mortgage on the c	day above shown.	
Wolan Julla	MUDER'S	Selve PZ	21.71
ALLAN FEFFERNAN	Wilness	Eddie P. Lewn	Mortgagor
tatues Marie		Marsha K	Dulles
PAIRICIA MC CONE	Wilness	Marsha L. Ley	1.s Mortgagoi
ote a distance from	Witness	1 - 100 Supplement of the Control of	Mortgagor
the control of the co	ACKNOWLEDGHENT B	INDIVIDUAL	and the second s
TATE OF INDIANA"GOUNTY OF Lake	and the state of t	SS:	
Before me the undersigned, a notary public in-	and for said county and state	e, personally appeared Edd	ie P. Lewis and
Marsha / Lewis Husband			e execution of the foregoing mortgage 12th day of
February	19 190		
My Commission Expires		1	
11-16-93	Fe	Tipa Ortiz No	ary PublicLake County Residen
14 M 000 100	TRANSFER AND AS		- Jane Joans Noblaci.
Lake 098403	County, INDIANA		STA STA
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For value received the undersigned Mortgagee			Addition of the Hotel Physics of
	=	ers and options in, to and und	
Eddie Pl Lewie & Marsha L. Lewi	.s, 1976	irs Moropolitan	Builders of dustide, inc.
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starch 19 90			
Signed, sealed and delivered in the presence of	Firs	t Menropolitan Bui	lders of American Inches
Witness WIDIAN Fatricia M	Cure_ By	Illan Jy	fecous 1 st to
Notary: Jakepa Orting PAT	releig me cune	ALLAN PEFFERM	(Title)
1987年1981年1	CITAL OLTIZ	Commission Expires: _ 119	16403
Notary Public Felipa Ortiz, Lake	County Indiana My	يريك والروا	Secret serve - 122 W
This instrument was propered by Allan Fe	fferman	A CONTRACTOR OF THE PROPERTY O	
# \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			