

102147

DOUBLEDAY BROS & CO LAND CONTRACT—With Form for Partial Payments, Acknowledgment, Assignment, Abstract, Insurance and Tax Clauses—(Typewriter Form, for Cities, Villages and Farms)

50501 Revised 1979



This Contract, made the 20th day of December 19 84

BETWEEN Claudia Brown, a single, woman of 1400 Rutledge Street, Gary, Indiana 46404

hereinafter referred to as the "Seller" and Roy Pipkins, Husband and Terry Pipkins, wife of 1623 Jackson Street, Gary, Indiana, 46406

hereinafter referred to as the "Purchaser," WITNESSETH, That in consideration of the mutual covenants to be performed between the respective parties hereto as hereinafter expressed and the sum of

to the Seller, as hereinafter specified, and agrees to convey unto the Purchaser an interest in a certain piece or parcel of land situated in the City of Gary, Indiana and State of Indiana, and described as follows, to wit:

LOT 19, BLOCK 10, FIFTH AVENUE ADDITION

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Alex N. Antos AUDITOR LAKE COUNTY

STOP

Together with all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures, plumbing fixtures, shades, venetian blinds, curtain rods, storm windows, storm doors, screens, awnings, if any, and on the premises, and subject to all applicable building and use restrictions, zoning laws and ordinances, and

on delivery of this contract, the receipt whereof is hereby confessed and acknowledged by said Seller, and the sum which is secured by this contract, together with interest on the whole sum that shall be from time to time unpaid at the rate of



\$200.00 OR MORE PER MONTH. FIRST MONTHLY PAYMENT DUE DECEMBER 20, 1984 AND PAYABLE ONE MONTH FROM DATE, UNTILL FULL BALANCE HAS BEEN PAID IN FULL.

CONDITION: A DELINQUENT PAYMENT OF 45 DAYS WILL AUTOMATICALLY BE A DEFAULT THIS CONTRACT AND ALL PROPERTY WILL AUTOMATICALLY BE RETURNED TO SELLER. ANY LEGAL COSTS SHALL BE PAID BY PURCHASER IF REDEMPTION IS

said Purchaser to have the right to pay larger installments than above provided for and to pay the whole or any part of the balance remaining unpaid on this contract at any time before the same, by the terms hereof, becomes due and payable, PROVIDED, however, the entire purchase money, interest and other sums due hereunder shall be paid in full within years from the date hereof anything herein to the contrary notwithstanding.

3. Said Purchaser shall promptly pay, when due, all taxes and assessments of every nature which shall become a lien on said premises after the date hereof, when Received.

and shall, during the continuance of this contract, keep insured the buildings now on said premises or which shall hereafter be placed thereon in the name of the Seller, by the Seller, with loss, if any, payable to the Seller, as his interest may appear under this contract. Should the Purchaser fail to pay any tax or assessment when due or to keep said buildings insured, the Seller may pay the added to the balance then unpaid hereon and be due at once and bear interest until paid at the rate of per cent. per annum.

Claudia Brown CLAUDIA BROWN

ROY PIPKINS TERRY PIPKINS

Handwritten: BAD ORIGINAL

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