HIS MSTRUMENT ("Mortgage") WITNESSES: That	DOROTAY WONLAND
nose address is 826 BAVE	
Morigagor"), hereby MORTGAGES and WARRANTS to hose address is しょうしょう	
Mortgagee"), the real estate commonly known as	to squar Hammons In
Real Estate") and property located in	(STREET ADDRESS AND CITT)
gether with all rights, title and interests of Mortgagor in an ncluding the improvements purchased under the "Conti	id to all buildings, fixtures, and other improvements now or hereafter placed on the Real I ract," as defined below), and all awards, payments or proceeds of voluntary or involu
	e, condemnation and tort claims (the "Mortgaged Property"). called the "Indebtedness"): (i) the debt (the "Contract Debt") owing under a Retail Instal
ontract ("Contract") dated 3-28	19 9 0 between DO LOTLY WORLAND
	as buyer ("Buyer"), and Mortgagee, as contractor and
	due under the Contract), payable in consecutive monthly install monts of \$ 28:3
ionths after the due date of the first payment under the ayable by Buyer under the Contract; (iil) all sums advance	vements described in the Contract, with the full Contract Debt. If not paid earlier, due Contract: (ii) late charges, deferral charges, and collection costs (including attorneys d and expenses incurred by Mortgagee pursuant to, or allowed by, the ferms of the Mort ed in the Contract from the date paid or incurred until reimbursement; and (iv) any a
ortgagor hereby agrees:	
amaged or destroyed; (b) keep the Mortgaged Property in fortgaged Property; and (d) permit Mortgagee to enter t	. Mortgagor will (a) promptly repair, restore or rebuild any of the Mortgaged Property a good condition and repair; (c) pay when due any indebtedness that is secured by a lien upon and inspect the Mortgaged Property at all reasonable times. Iee simple owner of the Real Estate and has the right to convey and mortgage the Mort
roperty.	erty insured against loss by fire; extended casualty, vandalism, malicious mischief and
azards. The insurance shall be satisfactory to Mortgagee, ndorsement. Any money received by Mortgagee as paying the bledness or to reimbursement of Mortgagor for expe	, and losses shall be payable to Mortgagee pursuant to a standard noncontributing mor nent for any loss may be applied, at Mortgagee's option, to prepayment of any portion enses incurred in the repair of the Mortgaged Property.
lortgagor or the Mortgaged Property.	ments, and other governmental and municipal charges imposed upon or assessed a
PROTECTION OF SECURITY BY MORTGAGES, Mortga lortgage, and all expenses incurred by Mortgages in a	agee may, at its option, make any payment and perform any act required of Mortgagor I foing so, including reasonable attorneys! fees, shall constitute Indebtedness and sh
modiately due and navable by Mortgagor	will not without the proportion sonsent of Mortgagee, transfer, sell, or contract to sell all
art of the Mortgaged Property.	
DEFAULT, ACCELERATION, AND REMEDIES MOON the	e acourtance of any "Event of Delault" (as defined below), Mortgagee may declare the rigagee shall have the right immediately to foreciose this Mortgage. Each of the followin
notify to an "Eyent of Defaults"	
) Buyer fails to pay any installment due under the Cort I Buyer fails to perform any of Buyer's duties under the C	racti of easy other of the indebtedness, within thirty days after it is due; ontract or Mortgagor fails to perform any of Mortgagor's duties under this Mortgage, ar
liure is not cured within thirty days:	ake County Recorder:
) Any representation made by Buyer or Mortgagor in the	ne Contract or this:Mortgage is talse; Jegally incompetent; makes an assignment for the benefit of creditors, or becomes sub
ankruptcy or insolvency proceedings; or	
) Mortgagor sells; contracts to sell, transfers on abando	operty shall be distributed and applied in the following order. First, to all expenses incur
lorigence in collecting the indebtedness, or in connection	n with the foreclosure proceedings; second, to all items which constitute indebtedness, burth, to the person or persons entitled thereto as determined by the court in the forec
roceedings. pon the commencement of foreclosure proceedings, M ithout regard to the adequacy of any security for the Inde	ortgagee will be entitled to the appointment of a receiver, without notice to any other bledness and without the requirement of any bond. Each and every right, power and re
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