

First Federal Savings and Loan Association of Hammond

1st Federal SAL of Ind.
9030 Cline Ave.
Highland 46322

137573

MORTGAGE

THIS INDENTURE WITNESSETH, That: BOB G. FISHER and MARJORIE M. FISHER, husband and wife
of the County of LAKE and State of Indiana, MORTGAGE AND
WARRANT to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAMMOND, INDIANA, a corporation organized
under the laws of the United States of America, with principal offices at 131 Rimbach Street, Hammond, Indiana, the following
described real estate situated in the County of LAKE and State of Indiana, to wit:

20 feet
Lot 13 and the vacated North and South alley lying East
of and adjacent to Lot 13, in Block 7 in Golfmoor, in
the Town of Highland, as per plat thereof, recorded in
Plat Book 21, page 56, in the Office of the Recorder of
Lake County, Indiana.

REC'D
RECORDED
NOV 30 1990
DEPT. OF INDIANA / S. NO. 141-10011
FILED NOV 30 1990

together with all and singular the tenements, appurtenances, rights, easements and privileges thereto belonging, as well as the rents, income and profits thereof and therefrom, as well as all equipment and appliances located thereon; to secure the payment, when the same becomes due, of a promissory note of even date, payable to the Mortgagor in the principal sum of \$15,000.00, due and payable on or before the 30th day of November, 2005. As provided in said note, with interest as provided in said note from date until paid, all without regard to valuation and appraisal laws and with reasonable attorney's fees after default.

The Mortgagors expressly covenant and agree: (1) to pay all taxes and special assessments levied against said real estate and improvements as the same become due and payable; (2) to keep all improvements located upon said real estate or hereafter located thereon insured against loss or damage by fire or such other events as the Mortgagor may require with insurers approved by the Mortgagor; with suitable loss payable clauses to said Mortgagor; (3) to permit no waste to be committed upon said premises or allow said premises to be used for any unlawful purpose; (4) to keep said premises in good condition and repair; and (5) in the event of the failure of the Mortgagors to keep these covenants or any part thereof, the Mortgagor may pay such taxes and assessments, procure such insurance or make such necessary repairs and any sums so expended by said Mortgagor therefor, together with interest as aforesaid, shall be and become a part of the debt secured by this mortgage.

In the event of any default in the payment of said note or the covenants of this mortgage, the Mortgagor may declare the entire debt due and foreclose said mortgage and in such event the Mortgagors shall pay all costs of said foreclosure, including the cost of securing current title, date, and in such event the Mortgagor is thereby given the right to obtain the appointment of a Receiver, who shall take possession of said real estate under the usual powers and authority granted Receivers in such cases.

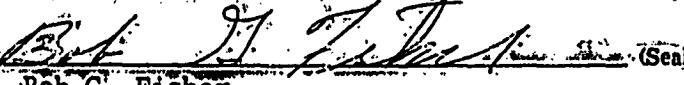
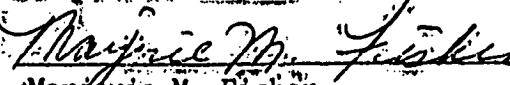
The Mortgagors shall make no material alterations to said real estate or remove any improvements therefrom without the written consent of the Mortgagor, and shall not permit or suffer any legal proceedings to be instituted against said real estate; and it is further understood and agreed that this mortgage is made subject to all regulations and By-Laws of the said Mortgagor, which are hereby ratified and made a part of this contract and all amendments thereto that may be made before the payment of this loan.

This mortgage shall secure the payment of any additional notes or loans made by the Mortgagor to the Mortgagors at any time hereafter for the purpose of alterations, additions, improvements, or any other purpose within the discretion of the Mortgagor, PROVIDED ONLY that the aggregate of the principal amount of indebtedness secured thereby shall at no time exceed the original amount hereof.

The Mortgagors agree to reimburse the Mortgagor, by means of additions to the mortgage loan balance, for all expenses caused by the Mortgagor in connection with litigation, servicing, consultations, services, and documentation necessary and resulting from borrowers alleged acts of omission or commission.

The Mortgagors agree not to sell or convey the mortgaged premises, without the consent of the Mortgagor, so long as any part of this debt remains unpaid; and that the violation of this provision will accelerate the maturity of the debt and cause the entire unpaid balance of the debt to become immediately due and payable, at the option of the Mortgagor, without notice, and shall be a ground for foreclosure.

IN WITNESS WHEREOF, the Mortgagors have executed this mortgage on this 30th day of November, 1990.

 (Seal)  (Seal)
Bob G. Fisher Marjorie M. Fisher

STATE OF INDIANA,
COUNTY OF LAKE }
ss:

Before me, the undersigned, a Notary Public, within and for the county and state aforesaid, this 30th day of November, 1990, personally appeared: BOB G. FISHER and MARJORIE M. FISHER, husband and wife, and acknowledged the execution of the foregoing Mortgage.

Witness my hand and Notarial Seal,

My Commission Expires
October 1, 1994

This document prepared by
Alta L. Bailey

Loan No. 015083-0
Rev. 4-77

Richard P. Allenbaugh

County of Residence - Lake

600
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