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91018242

REAL ESTATE MORTGAGE

This indenture witnesseth that Joel D. August and Joan M. August, Husband and Wife,

of 1119 Granite Drive, Dyer, IN 46311

, as MORTGAGOR ,

Mortgage and warrant to Ruth G. August

of 2066 St. Johns Ave., Highland Park, IL 60035

~~XXXXXX~~, as MORTGAGEE ,

the following real estate in
State of Indiana, to wit:

Lake

County

Lot 20 in Sandy Ridge Addition, Unit 6, in the Town of Dyer, as per plat thereof, recorded in Plat Book 64, Page 19, in the Office of the Recorder of Lake County, Indiana (Key # 14-203-20)

a/k/a 1119 Granite Drive, Dyer, IN

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STOP

STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED
APR 17 1 31 PM '91
ROBERT C. BELAND
RECORDER

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness: This mortgage is given to secure a Promissory Note dated June 8, 1990 in the principal sum of One Hundred Twenty-One Thousand and No/100 (\$121,000.00) Dollars, at the rate of 9% interest per annum, executed by the Mortgagor herein in favor of the Mortgagee herein, due and payable in installments on the 1st day of July each year. Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance hereinafter stipulated, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. 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 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 0- percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

Additional Covenants:

State of Indiana, Lake County, ss:

Dated this 16TH Day of April 19 91

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of April 19 91

Personally appeared: Joel D. August and Joan M. August, H & W and acknowledged the execution of the foregoing mortgage. In witness whereof I have hereunto subscribed my name and affixed my official seal.

My Commission expires April 27 19 92

Kathryn M. Murphy
Signature
KATHRYN M. MURPHY
Printed Name

Resident of _____ Lake _____ County

This instrument prepared by HILBRICH, CUNNINGHAM & SCHWERD Attorney at Law

MAIL TO: 2637 - 45th St., Highland, IN 46322

6.00