

# 91021993 REAL ESTATE MORTGAGE

This indenture witnesseth that:

Elias and Sotiria Rizos, Husband and Wife

of Lake County, Indiana

MORTGAGOR

Mortgage and warrant to Stefanos Rizos

of Lake County, Indiana

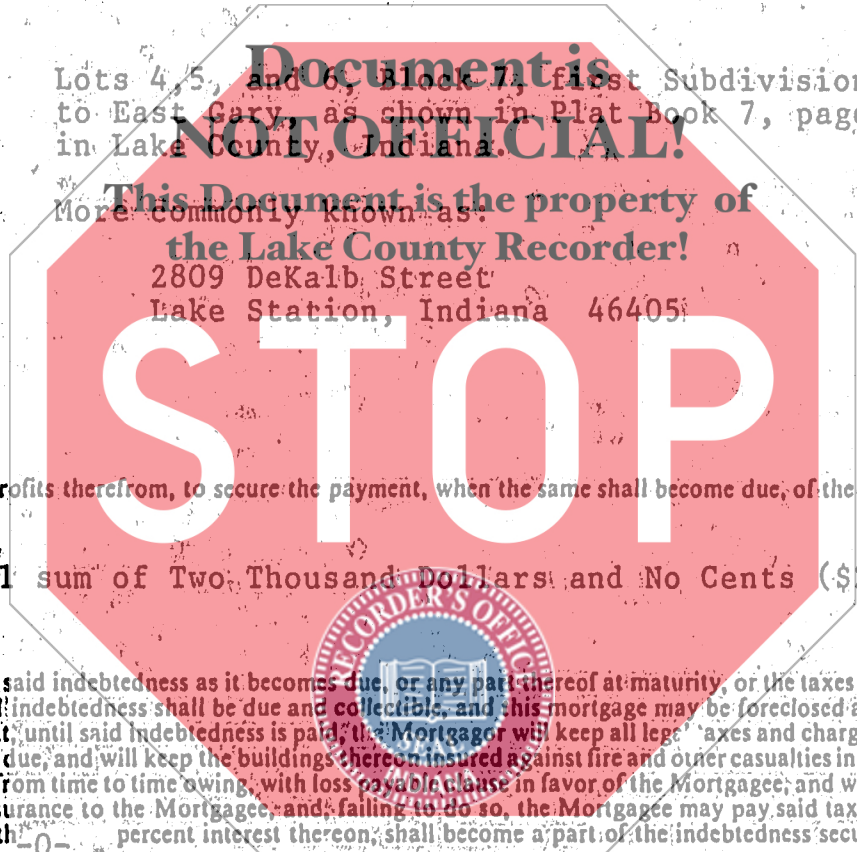
Indiana, as MORTGAGEE

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

STATE OF INDIANA/S.S. NO. LAKE COUNTY FILED FOR RECORD MAY 9 10 12 AM '91 ROBERT W. BOGART, RECORDER

Lots 4, 5, and 6, Block 7, first Subdivision to East Gary, as shown in Plat Book 7, page 9, in Lake County, Indiana.

This Document is the property of the Lake County Recorder! 2809 DeKalb Street, Lake Station, Indiana 46405



and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness:

The principal sum of Two Thousand Dollars and No Cents (\$2,000.00)

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:

None

State of Indiana, Lake

County, ss:

Dated this 9 Day of May 19 91

Before me, the undersigned, a Notary Public in and for said County and State, this 9 day of May 19 91 personally appeared:

Elias and Sotiria Rizos, Husband and Wife 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 September 7 1993

Signature: George Galanos, Notary Public

Printed Name: George Galanos, Notary Public

Witness of Lake County

Signature: Elias Rizos Seal

Signature: Sotiria Rizos Seal

Signature: Seal

Signature: Seal

Signature: Seal

This instrument prepared by George Galanos

Attorney at Law

MAIL TO: George Galanos, Attorney at Law, 1164 N. Main St. Crown Point, IN. 46307

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

# PROMISSORY NOTE

Secured by Real Estate Mortgage

\$ 2,000.00

Lake County Indiana,

May 9, 1991

I promise to pay to the order of Stefanos Rizos

the sum of Two Thousand Dollars and no Cents (\$2,000.00)

as follows: Payment in full on date of demand plus 365 days

payable at 2809 DeKalb St., Lake Station, Lake County, Indiana 46405.

With interest at the rate of 0 per cent per annum computed N/A during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of 10 per cent per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisal Laws, and with attorney's fees. Failure on the part of any holder to collect or charge the additional interest rate during any delinquency or default shall at no time constitute a waiver of his right, or any other holder's right, to demand and receive interest as provided herein.

Installment payments hereinabove provided shall be applied first to the payment of any unpaid interest, secondly to the unpaid balance of any other unpaid debt on account of this obligation, and thirdly the remainder to be applied on the unpaid principal of the debt until the same is paid in full.

Upon default in the payment of any installment or other payment herein required when the same shall become due, the entire unpaid principal, interest and other indebtedness on account of this obligation and mortgage securing the same shall, at the option of the holder thereof, become due and payable immediately, without notice of nonpayment or demand for payment, and the entire indebtedness may be collected by appropriate proceedings. No failure on the part of the holder of this obligation in exercising said option to declare the whole of said indebtedness due or to proceed to collect the same shall operate as a waiver of the right to do so, or preclude the exercise of such option at any time during the continuance of such default or the occurrence of a succeeding default. Advance payment may be made in any amount, and interest on such advance payments shall not be charged beyond the next succeeding interest period.

The holder of this obligation may renew the same or extend time of payment of the indebtedness or any part thereof or reduce the payments thereon; any and such renewal, extension or reduction shall not release any maker, endorser or guarantor from any liability on said obligation.

The drawer, sureties, guarantors and endorsers severally waive presentment, protest, notice of protest and non-payment of this note. The receipt of interest in advance or the extension of time shall not release or discharge any surety, guarantor or endorser on this note.



Stefanos Rizos  
Stefanos Rizos  
Sotiria Rizos  
Sotiria Rizos

This instrument prepared by George Galanos, Attorney at Law Attorney at Law  
1164 N. Main Street., Crown Point, Indiana 46307