UNION MORTGAGE CO., INC. Recording Information: Filed this . .. day of P. O. BOX 515929 o'clock ......M. and recorded in , at DALLAS, TEXAS 75251-5929 Book 214/680-0134 91023254 SATISFACTION: The debt secured by the within Mortgage togethe contract secured thereby has been satisfied in full.

This the Recorder County IN day of This the Signed: UNION MORTGAGE COMPANY, INC. Mail after recording to P. O. BOX 515929 DALLAS, TEXAS 75251-5929 214NDIANA MORTGAGE THIS MORTGAGE made this 15th day of Marchy MORTGAGOR' MORTGAGEE Irving D. Wallace and Evelyn Wallace, First Metropolitan Builders of America, Inc. husband & wife 300 West Ridge Road 749 Burr St. Gary, Indiana 46408 Gary, Indiana 46406 Document is NOTOFFICI This Document is the property of Enter in appropriate block for each party; name, address, and, if appropriate character of entity, e.g. corporation or partnership. The designation Mortgagor and Mortgagee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular plural, masculine, feminine or neuter as required by context. SIX THOUSAND ONE HUNDRED, Dollars (\$ 6190.00 tions thereof, the payment of all other sums advanced in accordance herewith to profect the security of this Mortgage, and the performance of the coverants and agreements of Mortgager herein contained, Mortgagor does hereby mortgage, grant and convey to Mortgagee and Mortgagee's successors and assigns i. a following described property located in the County of State of Indiana: Lot Twenty Three (23) and the North 10 feet of Lot Twenty Two (22) in Block Eight (8) in Van Liew and Funkey First Subdivision in the City of Gary, as per Plat Thereof, recorded in Plat Book 21, Page 10, in the Office of the Recorder of Lake County, Indiana Commonly known as: 749 Burr, St. Gary, Indiana 46406 Key#25-47-181-39 fo. .... being the same premises conveyed to the Mortgagor by deed o RECORDER 6/29/66 ., recorded in the office of tha dated 672435 County in Book \_ . Page description in said deed is incorporated by reference. TO HAVE AND TO HOLD unto Mortgagee and Mortgagee's heirs, successors and assigns forever, together with all the improvements now or

hereafter erected on the property, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto shall be deemed to be and remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property. are herein referred to as the "Property."

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Mortgagor and Mortgagee covenant and agree as follows: 1. PAYMENT OF CONTRACT. Mortgagor shall promptly pay when due the indebtedness evidenced by the Contract, and late, charges as provided in the Contract. 2. INSURANCE. Mortgagor shall keep all improvements on said land how or hereafter erected, constantly insured for the benefit of the Mortgagee against loss by fire, windstorm and such other casualties and contingencies, in such manner and in such companies and for such amounts, not exceeding that amount necessary to pay the sum secured by this Mortgage, and as may be satisfactory to the Mortgagee Mortgagor shall purchase such insurance, pay all premiums therefor, and shall deliver to Mortgagee such policies along with evidence of premium payments as long as the Contract secured hereby remains unpaid. If Mortgagor fails to purchase such insurance, pay the premium statement, then Mortgagee, at its option, may purchase such insurance. Such amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable upon domand by Mortgagor to Mortgagee. 3) TAXES, ASSESSMENTS, CHARGES Mortgagor shall pay all taxes, assessments and charges as may be lawfully levied against the Property within thirty (30) days after the same shall become due. In the event that Mortgagor fails to pay all taxes, assessments and charges as herein required, then Mortgagee, at its option, may pay the same and the amounts paid shall be added to the Contract secured by this Mortgage, and shall be due and payable by Mortgagor to Mortgagee upon demand of Mortgagee 4: PRESERVATION AND MAINTENANCE OF PROPERTY, Mortgagor shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property Upon the failure of the Mortgagor to so maintain the Property, the Mortgagee may at its option, enter the property and cause reasonable maintenance work to be performed. Any amounts paid by Mortgagee shall be added to the Contract secured by this Mortgage, and shall be due and payable by Mortgager upon demand of Mortgagee. 5: WARRANTIES: Mortgagor covenants with Mortgagee that he is seized of the Property in fee simple, has the right to convey the same in fee simple; that title is marketable and free and clear of all incumbrances and that he will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions: 6: WAIVERSThe Mortgegor waives and relinquishes all rights and benefits under the valuation and appraisement laws of any state.
7. PRIOR UENS Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate shall constitute default. 8: TRANSFER OF THE PROPERTY: DUE ON SALE. If the Mortgagor sells or transfers all or part of the Property or any rights in the Property, any person to whom the Mortgagor sells or transfers the Property may take over all of the Mortgagor's rights and obligations under this Mortgage (known as an assumption of the Mortgage") if certain conditions are met. Those conditions are (A) Mortgagor gives Mortgagee notice of sale or transfer, Mortgagee agrees that the person qualifies under its then usual credit criteria The person agrees to pay interest on the amount owed to Mortgagee under the Contract and under this Mortgage at whatever lawful rate Mortgagee requires, and (D) The person signs an assumption agreement that is acceptable to Mortgagee and that obligates the person to keep all of the promises and agreements made in the Contract and in this Mortgage If the Mortgagor sells or transfers the Property and the conditions in A.B. C. and D. of this section are not satisfied. Mortgagoe may require immediate payment in full of the Contract, foreclose the Mortgago, and seek any other remody allowed by the law. However, Mortgagoe will not have the right to require immediate payment in full or any other local remody as a result of certain transfers. Those transfers are:

(i) the creation of liens or other claims against the Property that are interior to this Mortgage, such as other mortgages, materialman's liens, etc. tiens, etc.

(ii) a transfer of rights in household appliances to a person who provides the Mentgagor with the money to buy these appliances in order to protect that person against possible losses.

(iii) a transfer of the Property of succession countries deligning the death of a co-countries and the transfer is automatic according to law, and

(iv) leasing the Property for a term of three (3) years or (6)s, as lang as the lease does not include an option to buy

9. ACCELERATION: REMEDIES: Upon Mortgagor's breach of any covenant or agreement of Mortgagory this Mortgagory including the covenants to pay when due any sums secured by this Mortgage prior to acceleration shall mail notice to Mortgagory of the default. If the breach is not cured on or before the date specified in the notice. Mortgagoe of Mortgagoe's option may declare all of the sums secured by this Mortgago to be immediately due and payable without jurther demand and may toreclose this Mortgago by Judicial, proceeding? Mortgagoe's shall be entitled to collect in such proceeding all expenses of toreclosure, including, but not limited to reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgagoe, shall be entitled, to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect all rents of the Property and

cluding those past due. All rents collected by the collection of rents, including, but not limited to recurred by this Mortgage. The receiver shall be	receiver's lees, premiums	on receiver a bonds a	ind reasonable atto	nanagement of the rney's fees, and t	ne Property and hen to the sums
11: ASSIGNMENT. This Mortgage may be as				· · · · · · · · · · · · · · · · · · ·	the second
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as well as the indebtedness secured thereby			***		
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