

91026421

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH that CARROL B. JONES and DOLORES G. JONES, husband and wife of 35 SOUTH WILSON ST., HOBART, IN. 46342, as MORTGAGOR, Mortgage and Warrant to HOBART FEDERAL SAVINGS AND LOAN ASSOCIATION, a United States Corporation, 555 East Third Street, Hobart, Indiana, as MORTGAGEE, the following real estate in LAKE County, State of Indiana, to-wit:

LOT 10, BLOCK "B" IN PLEASANT PARK 1ST ADDITION, IN THE CITY OF HOBART, AS SHOWN IN PLAT BOOK 33, PAGE 63, IN LAKE COUNTY, INDIANA.

LAWYERS TITLE INS. CORP.  
ONE PROFESSIONAL CENTER  
SUITE 215  
CROWN POINT, IN 46307  
STATE OF INDIANA/S.S.NO.  
LAKE COUNTY  
FILED FOR RECORD  
5/13/91

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

Installment note and security agreement of even date in the principal sum of \$ 5,000.00 with interest at a rate of 12.50 % per annum payable according to its terms, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 17, 1996.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance or other liens, costs, or assessments, then said indebtedness shall be immediately due and payable in full without notice or demand, and this mortgage may be foreclosed accordingly without relief from valuation and appraisal laws. Mortgagee shall be entitled to collect all reasonable costs and expenses incurred including but not limited to reasonable attorney fees. 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 a 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 eighteen (18) percent interest thereon, shall become a part of the indebtedness secured by this mortgage. Any forbearance by Mortgagee in exercising any right or remedy herein or otherwise provided by law or in the procurement of insurance or payment by Mortgagee of taxes or other liens or charges shall not be a waiver of or preclude the exercise of any such rights or remedies.

If all or any part of the real estate mortgaged herein is sold, transferred, assigned, or conveyed in any manner, all sums secured by this mortgage shall become immediately due and payable in full.

DATED this 17TH day of MAY, 19 91.

*Carrol B. Jones*  
CARROL B. JONES  
*Dolores G. Jones*  
DOLORES G. JONES

STATE OF INDIANA, LAKE COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17TH day of MAY, 19 91, personally appeared: CARROL B. JONES AND DELORES G. JONES, 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.

*Debbie J. Lucas*  
Notary Public DEBBIE J. LUCAS  
County of Residence LAKE

My Commission Expires: 1/23/93

This instrument prepared by: SUSAN T. KRCMARIC

