

# 92010726 REAL ESTATE MORTGAGE

This indenture witnesseth that JOSEPH B. MARTIN and EULA MARIE MARTIN, Husband and Wife,

of Lake County, Indiana, as MORTGAGOR,

Mortgage and warrant to Charlotte Petroff

11637 Old St. Charles Road of Bridgeton, Missouri, 63044 as MORTGAGEE,

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

Part of the West 1/2 of the Northwest 1/4 of Section 21, Township 36 North, Range 7 West of the 2nd Principal Meridian described as follows: Beginning at the point of intersection of the North line of said section with the East right of way line of State Road #51, which point is 60 feet East of the Northwest corner of said section; thence South along said East right of way line and parallel with the West line of said section a distance of 554 feet to the point of beginning of the parcel herein described; thence East and parallel with the North line of said section a distance of 700 feet more or less, to the edge of Deep River; thence Southerly along the edge of Deep River to a point on a line which is 125 feet South of the first described line; thence West and parallel with the North line of said section a distance of 693 feet, more or less, to the East right of way line of said State Road #51; thence North along said East right of way line a distance of 125 feet to the point of beginning, in Lake County, Indiana, a/k/a 3169 Ripley Street, Lake Station, Indiana.



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 an indebtedness of Two Thousand Five Hundred Dollars (\$2,500.00), payable at the rate of Five Per Cent interest per annum. This mortgage is evidenced by a note of even date herewith for the above indebtedness.

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 5 percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

### Additional Covenants:

There shall be no prepayment penalty.

State of Indiana, County, ss: Dated this 20 Day of February 19 92

Before me, the undersigned, a Notary Public in and for said County and State, this 20TH day of FEB 19 92 personally appeared:

JOSEPH B MARTIN AND EULA MARIE MARTIN 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 MAY 16, 1994 19

Signature of Rebecca S. Sullivan, Notary Public, Printed Name

Resident of PORTER County

Signature of Joseph B. Martin, Seal

Signature of Eula Marie Martin, Seal

Signature line, Seal

Signature line, Seal

This instrument prepared by Jeffrey V. Cefali, 17 Main, Hobart, IN 46342 Attorney at Law

MAIL TO: Joseph & Eula Martin, 3169 Ripley, Lake Station, IN 46405

600