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# REAL ESTATE MORTGAGE

This indenture witnesseth that Jeffery R. Sapp and Martha O. Sapp,  
Husband and Wife

of 7522 Independence Street, Merrillville, Indiana, as MORTGAGOR

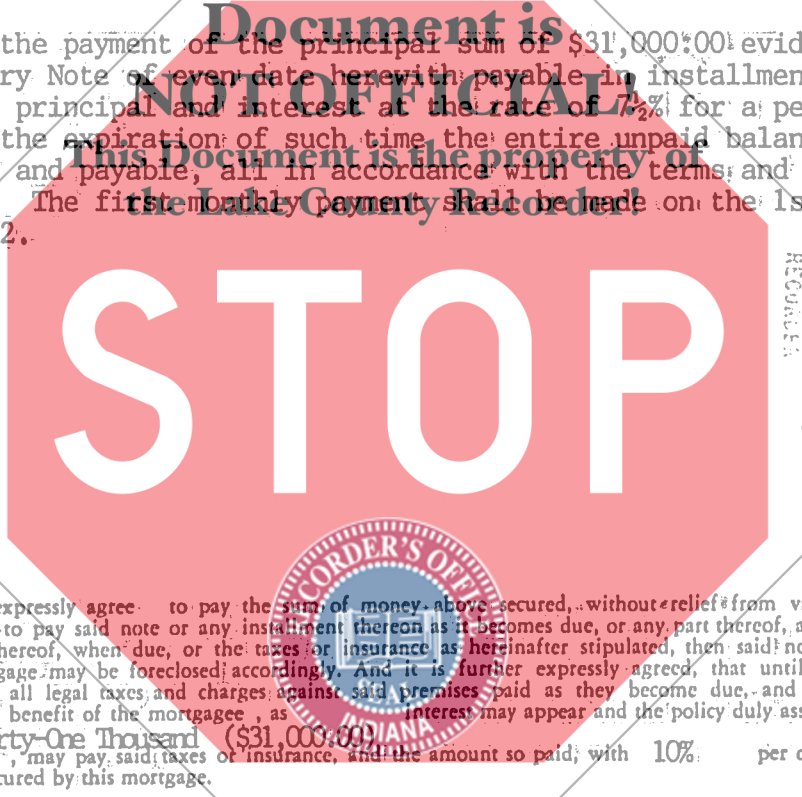
Mortgage and warrant to Forrest D. Richter

of 9534 Spring Street, Highland Indiana, as MORTGAGEE

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

Lot 7 in Block 2 in Independence Hill 2nd Addition, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 24, Page 25, in the Office of the Recorder of Lake County, Indiana:

To secure the payment of the principal sum of \$31,000.00 evidenced by a Promissory Note of even date herewith payable in installments of \$400.00 per month, principal and interest at the rate of 7% for a period of 84 months at the expiration of such time the entire unpaid balance shall become due and payable, all in accordance with the terms and provisions of said note. The first monthly payment shall be made on the 1st day of March, 1992.



STATE OF INDIANA  
RECORDER OF DEEDS  
FEB 24 10 44 AM '92

and the mortgagor expressly agree to pay the sum of money above secured, without relief from valuation or appraisal laws; and upon failure to pay said note or any installment thereon as it becomes due, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then said note shall be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until said note is paid, said mortgagor will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as interest may appear and the policy duly assigned to the mortgagee, in the amount of Thirty One Thousand (\$31,000.00) Dollars, and failing to do so, said mortgagee may pay said taxes or insurance, and the amount so paid, with 10% per cent interest thereon, shall be a part of the debt secured by this mortgage.

### Additional Covenants:

Advance payments may be made at any time without penalty.

State of Indiana, Lake County, ss: Dated this 23<sup>rd</sup> Day of February 19 92

Before me, the undersigned, a Notary Public in and for said County

and State, this 23<sup>rd</sup> day of February 1992  
personally appeared: Jeffery R. Sapp & Martha O. Sapp,  
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 8/31 1992

Jeffery R. Sapp Seal

Martha O. Sapp Seal

Seal

Byron E. Bamber, Notary Public  
RESIDING IN LAKE COUNTY

This instrument prepared by Byron E. Bamber, 7150 Indianapolis Blvd., Hammond, IN 46324 Attorney at Law

MAIL TO: Byron E. Bamber