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MORTGAGE

THIS INDENTURE WITNESSETH, That VIOLET SEKULICH and DONNA MARIE SEKULICH of Lake County, in the State of Indiana, Mortgage and Warrant to MILLIE RADWIN of CINCINNATI, OHIO, the following described Real Estate in Lake County, in the State of Indiana, as follows, to-wit:

PLUM CREEK VILLAGE 3rd ADDITION, BLOCK 3, SOUTHWESTERLY 50 50 FEET OF LOT 34.

Commonly known as 107 Juniper Drive, Schererville, IN 46375

TOGETHER with the buildings and improvements now or hereafter erected thereon, including all heating, air-conditioning, plumbing, gas and electric fixtures and appliances, now in or which hereafter may be placed in any building, now or hereafter upon said property; together with the rents, issues and profits thereof which are hereby assigned, transferred and set over unto the Mortgagee.

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This mortgage is given to secure the performance of the provisions hereof and the payment of a certain obligation evidenced by a promissory note of even date herewith for the principal sum of TWO THOUSAND DOLLARS (\$2000) executed by the Mortgagors and payable to the order of the Mortgagee on or before five (5) years after due date of first payment, with interest thereon as provided in said note, said principal and interest being payable at CINCINNATI, OHIO in regular monthly instalments of FORTY-TWO AND 50/100 DOLLARS (\$42.50) each, due on the 1ST day of APRIL, 1992 and a like sum on the first day of each calendar month hereafter, all of which indebtedness the Mortgagors severally promise and agree to pay to the order of the Mortgagee, all without relief from valuation and appraisement laws and with attorneys' fees.

This mortgage also secures the payment of any additional loans made by the Mortgagee at the option to the Mortgagor from this date, and all instruments evidencing the same.

The Mortgagors and Mortgagees do hereby further covenant and agree as follows:

1. Mortgagors shall keep the improvements now existing or hereafter erected on said mortgaged premises constantly insured against loss or damage by fire, windstorm, and such other causes as the Mortgagee may require, in companies acceptable to the Mortgagee, in a sum equal at all times to the total indebtedness secured hereby, and to deliver to the mortgagee, if required to do so, the policies of insurance and all renewals thereof, in such form as the Mortgagee may require, with a mortgage clause

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LAKE COUNTY



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satisfactory to it, and to pay all taxes, special assessments, cost of repairs, and any and all expenses incident to the ownership of the mortgaged property when due, and to exhibit upon demand all receipts for said taxes and assessments. The Mortgagee may in case of failure of the Mortgagors so to do, pay any tax or assessment, procure insurance, discharge any claim, lien or incumbrance, make any repairs necessary to preserve the security intended to be given by this mortgage, and may obtain such abstracts of title (or policies of title insurance) covering said real estate as in the judgment of the Mortgagee may be required. All sums so paid shall become immediately due to the Mortgagee, shall be added to and become a part of the indebtedness secured hereby, and shall bear interest at the rate of 10.5 per cent per annum until paid.

2. Mortgagors shall exercise due diligence in the operation, management, and occupation of said real estate and the improvements thereon, and not to commit waste or allow the same to be committed on said premises, and to keep said real estate and the improvements thereon in their present condition and repair, normal and ordinary depreciation alone excepted, and not to commit or permit to be committed on said premises any illegal or immoral acts.

3. The Mortgagee at its option may extend the time for the payment of said indebtedness, or reduce the payment thereon, or accept a renewal note or notes therefor, without the consent of any junior lien holder, and without the consent of the Mortgagors if the Mortgagors have parted with the title of said property, and any such extension, reduction or renewal shall not release the Mortgagors or any endorser or guarantor from liability for such indebtedness, or affect the priority of this mortgage over any junior lien, or impair the security hereof in any manner whatsoever.

4. The Mortgagors shall not permit without the written consent of the mortgagee:

(a) Any use of said property for a purpose other than that for which the same is now used or

(b) Any alteration, additions to, demolition or removal of any of the improvements, apparatus, fixtures or equipment now or hereafter upon said property.

5. All rights and obligations hereunder shall extend to and be binding upon the several heirs, executors, administrators, successors and assigns of the parties hereto.

6. In the event this mortgage is made and executed by only one person, the word "Mortgagors" as used in this instrument shall be held to mean "Mortgagor," and the terms and provisions hereof shall be construed accordingly.

IN WITNESS WHEREOF, the said mortgagors have hereunto set their hands and seal this 28th day of February, 1992.

Violet Sekulich
VIOLET SEKULICH

Donna Marie Sekulich
DONNA MARIE SEKULICH

STATE OF INDIANA

COUNTY OF LAKE

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Subscribed and sworn before me, a Notary Public, in and for said County, came VIOLET SEKULICH and DONNA MARIE SEKULICH, and acknowledged the execution of the foregoing instrument, this 28th day of February, 1992.

STOP

Lucy Harsha

LUCY HARSHA
MY COMMISSSTON EXPIRE: 6-12-94
LAKE COUNTY RESIDENT

Prepared by:

DULL & DUGGAN
JOHN S. DULL,
8959 Broadway
Merrillville, IN 46410

