

92013370

INDIANA REAL ESTATE MORTGAGE

1155 E Ridge Rd  
Huffman 46319

THIS INDENTURE WITNESSETH, that Michael A Dillard and Jessie Simmons  
hereinafter referred to as Mortgagors, of Lake County, state of Indiana, Mortgage and warrant to  
Norwest-Financial Indiana, Inc., hereinafter referred to as Mortgagee, the following described real estate, in Lake  
County, State of Indiana, to wit:

Lots 33,34 and 35, Block 4, Forest Park Addition in the City of Gary,  
as Shown in Plat Book 20, Page 46, in Lake County, Indiana.

to secure the repayment of a promissory note of even date in the sum of \$ 10927.44, payable to Mortgagee in monthly  
installments, the last payment to full due on Feb 25, 1998, and also to secure the repayment of any and all future advances  
and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagee, provided however, that  
the principal amount of the outstanding indebtedness owing to Mortgagee by Mortgagors at any one time, shall not exceed the sum of  
\$125,000.00.

Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and  
improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the  
benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments,  
and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a  
part of the indebtedness secured by this mortgage.

Mortgagors agree to pay all indebtedness secured hereby, together with all taxes, assessments, charges, and insurance, without any relief  
whatsoever from valuation or appraisal laws of the State of Indiana.

Mortgagors agree not to sell, convey or otherwise transfer the above described real estate or any part thereof without Mortgagee's prior  
written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the  
terms hereof.

Mortgagors agree that upon failure to pay any installment due under said note, or any other indebtedness hereby secured when due,  
or taxes, assessments, insurance, or prior liens, or in event of default in or violation of any of the other terms hereof, then all of said  
mortgage indebtedness shall at Mortgagee's option, without notice, become due and collectible and this mortgage may then be foreclosed  
accordingly. Upon foreclosure Mortgagee shall have the right, irrespective of any deficiency, to which Mortgagors hereby consent, to have  
a receiver appointed to take possession of said premises and collect the rents, issues and profits thereof for the benefit of the Mortgagee.

The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and  
assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural, the plural the singular, and  
the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 20 day of February, 1992.

Sign here: [Signature]  
Type name as signed: Michael A. Dillard

Sign here: [Signature]  
Type name as signed: Jessie Simmons

Sign here: \_\_\_\_\_  
Type name as signed: \_\_\_\_\_

Sign here: \_\_\_\_\_  
Type name as signed: \_\_\_\_\_

State of Indiana )  
County of Lake ) ss.

Before me, the undersigned, a Notary Public in and for said County, this 20 day of February, 1992,  
came Michael A. Dillard & Jessie Simmons, and acknowledged the execution of the foregoing Mortgage. Witness my  
hand and official seal.

[Signature]  
Type name as signed: James A. ROSS, Notary Public

My Commission Expires: 10/10/93

This instrument was prepared by: Teresa Welch



STATE OF INDIANA  
MAR 4 1992  
RECORDED  
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