

75-10754

REAL ESTATE MORTGAGE

INDIANA

93014351

THIS INDENTURE WITNESSETH; that Willie C. Monroe & Shirley M. Monroe, husband & wife

(Hereinafter called "Mortgagor") whose address is 1501 E. 19th Ave., Gary Lake County, in the State of Indiana;

Mortgage and Warrant to Holloway Lumber & Construction Co., Inc. (Hereinafter called "Mortgagee") whose address is 300 W. Ridge Road, Gary, Lake County, in the State of _____

The following described Real Estate in _____ Lake County, located at 1501 E. 19th Ave. _____, Indiana. The legal description of the mortgaged property shall be completed in whole or in part

by the mortgagee or its assignee and attached hereto prior to recording, the language for which will be the same as the Deed by which the mortgagor(s) became the owner(s) of the property or from the official tax records of the Township in which the property is located, together with all present and future improvements thereon, rents, issues and profits thereof.

This Mortgage secures the total principal payments of \$ 14,550.00 _____, exclusive of interest, same being the amount of Mortgagor's indebtedness to Mortgagee arising out of a Home Improvement Installment Contract dated 10-15 19 92 payable to Mortgagee in 72 equal monthly installments of \$ 315.62. The Mortgagor expressly agrees to pay the sum of money above secured, plus interest, without relief from valuation or appraisal laws; and upon failure to pay said indebtedness, or any part thereof, when due, or the taxes or insurance as hereinafter agreed, then all of said indebtedness is to be due and collectable and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until this indebtedness is paid said Mortgagor will keep all legal taxes and charges against said premises paid as they become due, and Mortgagor shall maintain Fire and Extended Coverage or other physical damage insurance for the benefit of the Mortgagee or its assignee, and Flood insurance as required under the Flood Disaster Protection Act, and failing to do so, Mortgagee, may pay said taxes or insurance, and the amount so paid, with eight per cent (8%) interest thereon, shall be a part of the debt secured by this mortgagee.

Borrower agrees to maintain flood insurance with tender as loss payee in an amount equal to the principal outstanding during the term of this loan pursuant to the flood disaster Protective Act (42 u. s. c. 4012a);

In Witness Whereof, the said Mortgagor has hereunto set his (her) (their) hand(s) and seal this 15th day of October 1992

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

This Document is the property of _____ (Seal):
the Lake County Recorder
Willie C. Monroe
MORTGAGOR'S PRINTED NAME

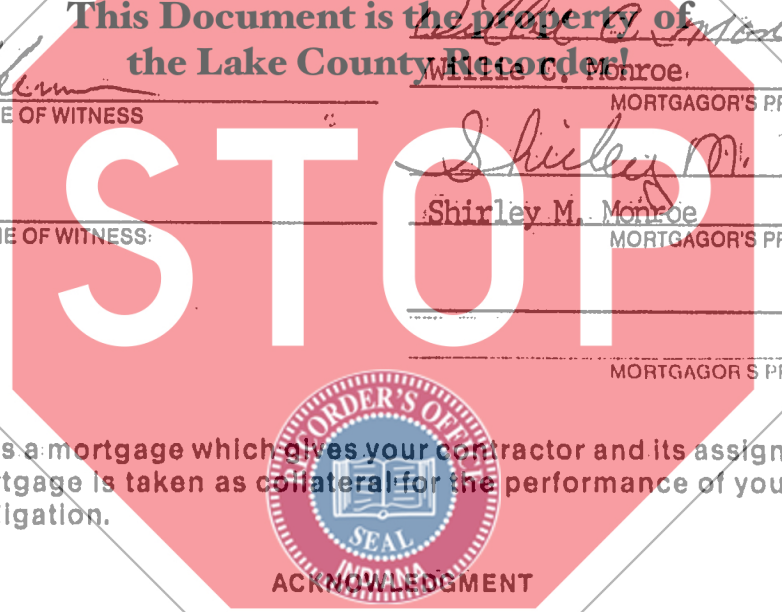
Allan Fefferman
SIGNATURE OF WITNESS

Allan Fefferman
PRINT NAME OF WITNESS

Shirley M. Monroe (Seal):
MORTGAGOR'S PRINTED NAME

Shirley M. Monroe
MORTGAGOR'S PRINTED NAME

MORTGAGOR'S PRINTED NAME



NOTE: This document is a mortgage which gives your contractor and its assignees a security interest in your property. The mortgage is taken as collateral for the performance of your obligations under your home improvement obligation.

STATE OF INDIANA, Lake COUNTY, ss:

Before me, the undersigned Notary Public in and for said County, this 15th day of October 19 92, came Willie C. Monroe and Shirley M. Monroe, husband & wife

_____, and acknowledged the execution of the foregoing instrument. Witness my hand and official seal.

Felipa Ortiz Notary Public

My Commission expires 11-16-93

County of residence Lake

This instrument was prepared by: Felipa Ortiz

Type Name Felipa Ortiz

RECORD AND RETURN TO:
TMI FINANCIAL INC.
8582 Katy Freeway, Suite 202
Houston, Texas 77024

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
SAMUEL ORLICH
RECORDER
Mar 5 8 47 AM '93

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93014352
Oct #

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296167
THIS WARRANT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MORTGAGE RECORDS OF THE COUNTY OF LAKE, INDIANA, AND TO THE RECORDS OF THE COUNTY OF LAKE, INDIANA, AND TO THE RECORDS OF THE COUNTY OF LAKE, INDIANA.

USE OF LAKE COUNTY, THE RECORDS OF A COPY OF THIS WARRANT, AND THE RECORDS OF THE COUNTY OF LAKE, INDIANA.

RETURN TO 10754
HONORABLE NATL TITLE INS. CO.
17 W. Seventh Ave.
Gary, Indiana

WARRANTY DEED

Indenture witnesseth that

WELLES TIMMONS, divorced and not remarried

County in the State of California

Aug 28 S 20 14 '63
ANDREW J. HIGENKO
RECORDER

do hereby warrant to

WILLIE C. MONROE and SHIRLEY M. MONROE, husband and wife, as tenants by entirety

Lake County in the State of Indiana

in consideration of One (\$1.00) Dollar and other good and valuable consideration which amount is hereby acknowledged, the following Real Estate is to wit:

Lot 6 in Block 4 in Second Addition to Villages, Gary, as per plat thereof, recorded in Plat Book 17, page 91, in the Office of the Recorder of Lake County, Indiana.

Subject to taxes for 1967 payable in 1970 and all taxes becoming due and payable thereafter.

Subject to a certain mortgage for \$7,600.00 from Helen L. Timmons, divorced and not remarried to First Federal Savings and Loan Association of Gary, Gary, Indiana, a United States Corporation, dated June 26, 1961 and recorded June 29, 1961 in Mortgage Record 1376, page 539.

Subject to a certain mortgage for \$5,199.72 from Helen Timmons to Lorette Builders, dated December 20, 1963 and recorded December 16, 1963 in Mortgage Record 1487, page 415, and assigned by Lorette Builders, Inc., to A.A.C. Corporation by assignment dated 7/1/64 and recorded December 16, 1963 in Mortgage Record 1487, page 415.

Subject to a certain mortgage for \$5,000.00 from Helen L. Timmons, divorced and not remarried, to First Federal Savings and Loan Association of Gary, dated May 6, 1966 and recorded May 12, 1966 in Mortgage Record 1611, page 133.

Subject to all easements, conditions, covenants, restrictions and limitations of record.

