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6401 OHIO
HAMMOND, IN.
46323

93042136 REAL ESTATE MORTGAGE

This indenture witnesseth that **MILDRED D. QUILLIN**

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of **Lake County, Indiana**, as MORTGAGOR

Mortgages and warrant to **BILLY JOE QUILLIN**

of **Lake County, Indiana**, as MORTGAGEE

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

The North 46 feet of the South 46½ feet of vacated 8th Avenue, lying between Ohio Avenue and the alley immediately East thereof, in Russell's First Addition to the City of Hammond, Indiana, as per plat thereof, recorded in Plat Book 11, page 31, in the Office of the Recorder of Lake County, Indiana

(Commonly known as 6401 Ohio Avenue, Hammond, Indiana
Key No: 35-370-48)



JUN 25 2 01 PM '93
SAMUEL ORLICH
RECORDER

STATE OF INDIANA/S.N.O.
LAKE COUNTY
FILED FOR RECORD

and the mortgagor expressly agrees 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 his interest may appear and the policy duly assigned to the mortgagee, in the amount of Ten Thousand (\$2,000) Dollars, and failing to do so, said mortgagee may pay said taxes or insurance, and the amount so paid, with 0 per cent interest thereon, shall be a part of the debt secured by this mortgage.

MAIL TO: **Mildred D. Quillin**
6401 Ohio Avenue, Hammond, IN 46323

Additional Covenants:

State of Indiana, LAKE County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of June 19 93:
personally appeared:
MILDRED D. QUILLIN

Dated this 25th Day of June 19 93

Mildred D. Quillin
MILDRED D. QUILLIN
Seal
Seal
Seal

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

MY COMMISSION EXPIRES
JULY 23rd, 1998

Karen D. Stranfield
Notary Public

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

This instrument was prepared by

Albert C. Hand, 3235 45th Street, Highland, IN
Member of Indiana Bar Association



REAL ESTATE
MORTGAGE

To

The acceptance of a mortgage by a lender is no guarantee that he has the lien described in the mortgage. The title evidence covering the real estate herein described should be examined by a lawyer.

FORM APPROVED BY
INDIANA STATE BAR
ASSOCIATION

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

PROMISSORY NOTE

Secured by Real Estate Mortgage

\$ 2,000.00

Hammond, Indiana,

1993

I promise to pay to the order of

BILLY JOE QUILLIN

Document is

the sum of Ten Thousand Dollars (\$2,000)

NOT OFFICIAL!

as follows: upon demand

**This Document is the property of
the Lake County Recorder!**

payable at 6401 Ohio Avenue, Hammond, Indiana

With interest at the rate of 0 per cent per annum computed ~~during~~ such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of per cent per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisement Laws, and with attorney's fees. Failure on the part of any holder to collect or charge the additional interest rate during any delinquency or default shall at no time constitute a waiver of his right, or any other holder's right, to demand and receive interest as provided herein.

Installment payments hereinabove provided shall be applied first to the payment of any unpaid interest, secondly to the unpaid balance of any other unpaid debt on account of this obligation, and thirdly the remainder to be applied on the unpaid principal of the debt until the same is paid in full.

Upon default in the payment of any installment or other payment herein required when the same shall become due, the entire unpaid principal, interest and other indebtedness on account of this obligation and mortgage securing the same shall, at the option of the holder thereof, become due and payable immediately without notice of nonpayment or demand for payment, and the entire indebtedness may be collected by appropriate proceedings. No failure on the part of the holder of this obligation in exercising said option to declare the whole of said indebtedness due or to proceed to collect the same shall operate as a waiver of the right to do so or preclude the exercise of such option at any time during the continuance of such default or the occurrence of a succeeding default. Advance payment may be made in any amount, and interest on such advance payments shall not be charged beyond the next succeeding interest period.

The holder of this obligation may renew the same or extend time of payment of the indebtedness or any part thereof or reduce the payments thereon; any and such renewal, extension or reduction shall not release any maker, endorser or guarantor from any liability on said obligation.

The drawers, sureties, guarantors and endorsers severally waive presentment for payment, protest, notice of protest and non-payment of this note. The receipt of interest in advance or the extension of time shall not release or discharge any surety, guarantor or endorser on this note.

Mildred D. Quillin
MILDRED D. QUILLIN

Albert C. Hand, 3235 45th Street, Highland, IN

This instrument prepared by

Attorney at Law