REAL ESTATE MORTGAGE

and AKA CALYCE I REASIEV	OBER 19_95 between <u>CALYCE_LAWRENCE_BEAM</u> , hereinafter referred to as MORTGAGORS, and ASSOC	IATES
FINANCIAL SERVICES COMPANY	OF INDIANA, INC., whose address is 120 W 81ST ST	
	, hereinafter referred to as MORTGAGEE. rant, bargain, sell, convey and mortgage to Mortgagee, its successors and assigns, th	e real
roperty hereinafter described as security for the pay ogether with interest as provided in the loan agreemen	rant, bargain, sell, convey and mortgage to Mortgagee, its successors and assigns, the remainder of a loan agreement of even date herewith in the amount of \$ \frac{11469.94}{2469.94} \text{ NOVEMBER 1 } \frac{1}{2469.94}	
rivileges, interests, rents and profits:	pelow, includes all improvements and fixtures now attached together with easements,	
uccessors and assigns, forever; and Mortgagors here nd have authority to convey the same, that the title se	after described, with all the privileges and appurtenances thereunto belonging unto mortgag beby covenant that mortgagors are seized of good and perfect title to said property in fee a conveyed is clear, free and unencumbered except as hereinafter appears and that mortg see against all claims whatsoever except those prior encumbrances, if any, hereinafter show	simple
If mortgagors shall fully perform all the terms and co his mortgage secures, then this mortgage shall be null	onditions of this mortgage and shall pay in full in accordance with its terms, the obligations I, vold and of no further force and effect.	which
nazards with an insurance company authorized to coss-payable clause in favor of Mortgagee as its intervenew insurance on said property in a sum not exceed the sum of the property of the property in a sum of the property when due in order that no lien superior to the his mortgage, and to pay, when due, all installments on the lien of this mortgage and existing on the date has one pay the same on their behalf, and to charge Mortgage and to charge Mortgages and the operation, management of the operation, management.	property, including the buildings and improvements thereon, fully insured at all times again do business in the State of Indiana, acceptable to Mortgagee, which policy shall contrest may appear, and if Mortgagors fail to do so, they hereby authorize Mortgagee to insue adding the amount of Mortgagor's indebtedness for a period not exceeding the term of all the second the second such premium to Mortgagor's indebtedness. If Mortgagee elects to include the second such premium to Mortgagor's indebtedness. If Mortgagee elects to include the second such premium to Mortgagor's indebtedness. If Mortgagee elects to include the second such property shall be repaid upon demand and if not so paid shall be second to the property shall be repaid upon demand and if not so paid shall be second to this mortgage and not now existing may be created against the property during the test interest and principal on account of any indebtedness which may be secured by a lien such of the mortgage and not now existing the same to Mortgagor's indebtedness secured here and eccupation of the mortgaged property and improvements thereon, and not to commit outgaged property in its present condition and repair, normal and ordinary depreciation exceptions.	tain a ure or such waive sums ocured gaged erm of aperior gagee by. To r allow
If default be made in the terms or conditions of the installments when due, or if Montgagers shall become appointed, or should the mortgaged property or any tatements of Mortgagors here a contained be infected and of the same, then the whole amount hereby seemand, and shall be collectible in a suit at law or by intitled to the immediate possession of the mortgaged proceedings. Mortgagors shall pay all costs which may early by reason of the execution or existence of this may be any or the mortgage of the same and the control of the mortgage.	debt or debts hereby secured or of any of the terms of this mortgage, or in the payment is bankrupt or inselvent, or make an assignment for the benefit of creditors, or have a repart thereof be attached, levied upon or saized, or if any of the representations, warrant of if the Mortgagers shall abander the mortgaged property, or sell or attempt to sell all ecured shall, at Mortgagee's option, become immediately due and payable, without not foreclosure of this mortgage. In any case, regardless of such enforcement, Mortgagee shall property with the rents, issues, income and profits therefrom, with or without foreclosure of the incurred or paid by Mortgagee in connection with any suit or proceeding to which it may ortgage and in the event of foreclosure of this mortgage, Mortgagors will pay to the Mortgage	of any oceiver ties or or any tice or nall be r other by be a
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