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WITH CSS. III. That wine has the Methogogic is indebted to the Mortgagor in the principal sum of Six thousand seven. Hund red dollars and no/100- ns evidenced by a Home Improvembal Consumer Credit Sale Agreement (Contract) of even date herawith, the terms of which are incorporated herein by reference. The final due date for agreement of the indebtedness evidenced by the Contract, together with all extensions, renewals or modifications thereof, the propriet of and contract, included the second of Mortgagor of Mortgagor to Prefer the security of this Mortgage, and the performance of the convenants and agreements of Mortgagor to Prefer to Secure Contract, together with all extensions, renewals or modifications thereof, the propriet of Mortgagor to Mortgagor of Mor			
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tions thereof, the payment of all other stms advanced in accordance herewith to potect the security of this Mortgage, and the performance of the convenants and agreements of Mortgage in performance of the convenants and agreements of Mortgage and Mortgage's successors and assigns the following described properly located in the County of Lake State of Indiana Lot 5 and the East 10 feet of Lake 2, Stimpfig's Addition to Gary, as shown in Plat Book 3 agreements, in Lake County, Indiana Commonly known as: 1968 W. 13th Lake County, Indiana Key#25-17-0126-0005 Many the same premises conveyed to the Mortgagor by deed of Lake County and the	as evidenced by a Home Improvement Consumer Credit Sale Agreemen	nt (Contract) of even date herewith, the terms of which	(\$6,700,00), th are incorporated
covenants and appearents of Mortgagor herein contained. Mortgagor does hereby mortgage, grant and convey to Mortgagee and Mortgagee's successors and assigns the following described property located in the Country of Lake State of Indiana. Lot 5 and the East 10 feet of Barry 2, Stimpfig's Addition to Gary, as shown in Plat Bood 3 are 36, in Lake Country, Indiana Commonly known as: 1968 W. 13th W. Gary, In Key#25-17-0126-0005 being the same premises conveyed to the Mortgager by deed of	TO SECURE to Mortgagee the repayment of the indebtedness evidentions thereof, the payment of all other stress advanced in accordance her	nced by the Contract, together with all extensions, requestly to protect the security of this Mortgage, and the	newals or modifica- performance of the
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County in Book

description in said deed is incorporated by reference.

TO HAVE AND TO HOLD unto Mortgagee and Mortgagee's heirs, successors and assigns forever, together with all the improvements now thereafter erected on the property, and all fixtures now or hereafter attached to the property, all of which including replacements and additions therefore shall be deemed to be and remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property, are herein referred to as the "Property." CK # 74795

	derformancia.
Licitophor and kelelopide is exement and agree as lonows 1 PAYMENT OF CONTRACT Mortgagor shall promptly pay when du provided in the Contract.	e the indebtedness evidenced by the Contract, and late charges as
provided in the Contract 2. INSURANCE. Mortgager shall keep all improvements on said land Mortgagee against loss by fire, windstorm and such other casualties and amounts, not exceeding that amount necessary to pay the sum secured by shall purchase such insurance, pay all premiums therefor, and shall deliver as long as the Contract secured hereby remains unpaid. If Mortgagor fails policies along with evidence of payment of premiums thereon, then Mortgage shall be added to the Contract secured by this Mortgage, and shall applicable to the Contract secured by this Mortgage, and shall be added to the Contract secured by this Mortgage, and shall be added to the Contract secured by this Mortgage, and shall be able to the same shall become due. In the event this required, then Mortgagee, at its option, may pay the same and the amounts be due and payable by Mortgager to Mortgagee upon demand of Mortgage.	now or hereafter erected, constantly insured for the benefit of the contingencies, in such manner and in such companies and for such this Mortgage, and as may be satisfactory to the Mortgagee, Mortgagor to Mortgagee such policies along with evidence of premium payment to purchase such insurance, pay the premiums therefor or deliver said ugee, at its option, may purchase such insurance. Such amounts paid by all be due and payable upon demand by Mortgagor to Mortgagee. Inspessments and charges as may be tawfully levied against the Property of Mortgagor fails to pay all taxes, assessments and charges as herein paid shall be added to the Contract secured by this Mortgage, and appeals
4 PRESERVATION AND MAINTENANCE OF PROPERTY Mortgagor permit Impairment or deterioration of the Property Upon the failure of the enter the property and cause reasonable maintenance work to be performanced by this Mortgage, and shall be due and payable by Mortgagor to M. 5 WARBANTIES Mortgagor covenants with Mortgagee that he is seize simple, that title is marketable and free and clear of all incumbrances and persons whomsoever, except for the exceptions hereinafter stated. Title to the	shall keep the Property in good repair and shall not commit waste or Mortgagor to so maintain the Property, the Mortgagee may, at its option, med. Any amounts paid by Mortgagee shall be added to the Contract lortgagee upon demand of Mortgagee. Ed of the Property in fee simple, has the right to convey the same in fee that he will warrant and defend the title against the lawful claims of all
6 WAIVER The Mortgagor waives and relinquishes all rights and benefit 7 PRIOR LIENS Default under the terms of any instrument secured I bereunder	its under the valuation and appraisement laws of any state. by a lien to which this Mortgage is subordinate shall constitute default
B. TRANSLER OF THE PROPERTY DUE ON SALE. If the Mortgagor sany person to whom the Mortgagor sells or transfers the Property may take (known as an "assumption of the Mortgage") if certain conditions are met. I (A) Mortgagor gives Mortgagee notice of sale or transfer, (B) Mortgagor agrees that the person qualifies under its then usu	e over all of the Mortgagor's rights and obligations under this Mortgage hose conditions are:
(C) The person agrees to pay interest on the amount owed to Mo	ritgagee under the Contract and under this Mortgage at whatever lawful
(D) The person signs an assumption agreement that is acceptable and agreements made in the Contract and in this Mortgage.	e to Mortgagee and that obligates the person to keep all of the promises
If the Mortgagor sells or transfers the Property and the conditions in A, immediate payment in full of the Contract, foreclose the Mortgago, and so have the right to require immediate payment in full or any other legal reme	eek any other remedy allowed by the law. However, Mortgagee will not dy as a result of cattain transfers. Those transfers are:
liens, etc.	nt are interjor to this Mortgage, such as other mortgages, materialman's PROPERTY
(ii) a transfer of rights in household appliances to a person who to protect that person against possible fossos;	the doubt of a co-owner, when the transfer is automatic according to
law, and (iv) leasing the Property for a tent of Higo Diverty or less as to	
o ACCETTRATION REMITDLES then Mortgager's breach of any covenants to pay when due any sums secured by this Markage, Mortgage it the breach is not cured on or before the date specified in the notice, Mortgage to be immediately the and payable without further domain shall be entitled to collect in such proceeding all expenses of loreclosure documentary evidence abstracts and title reports, all of which shall be added to APPOHATMENT OF RECEIVER. Upon acceleration under paragrap to have a receiver appointed by a court to enter upon, take possession of cluding those past due. All rents collected by the receiver shall be applied collection of rents, including, but secured by this Mortgage. The receiver shall be liable to account only for the ASSIGNMENT This Mortgage may be assigned by the Mortgage of the receiver shall be mortgage on the collected by the Mortgage of the mortgage may be assigned by the Mortgage of the collected by the	ortgagee at Mortgagee's option may declare all of the sums secured by and and may foreclose this Mortgage by judicial proceeding. Mortgagee e., Including, but not limited to, reasonable altorney's fees, and costs of little and sums secured by this Mortgage. The Property Mortgagee shall be entitled of and manage the Property and to collect all rents of the Property, including the property and to collect all rents of the Property and on receiver's bonds and reasonable attorney's fees, and then to the sums hose rents actually received.
IN WITNESS WHEREOF, Mortgagors have executed this mortgage on	the day above shown.
Willheas	Bernice Moore Mortgagor
Wings	Mortgagor
Witness on	ANA Mortgagor
ACKNOWLEDGMET	MOI QAGO
SIATE OF INDIANA, COUNTY OF Lake Before me, the undersigned a notary public in and for said county and	state, personally appeared <u>Bernice Moore</u>
IN WITNESS WHEREOF I have bereunto subscribed my name and aff	ixed my official seal this day of
August 1995	
11-16-97	Jelipa Artie Felipa Ortiz Nota) y Public Lake County Res. DASSIGNMENT
TRANSFER AND	ASSIGNMENT
County, INDIANA	
For value received the undersigned Mortgagee hereby transfers, assig	ens and conveys unto
all right, title, interest, p	powers and options in, to and under the within Real Estate Mortgage from
as well as the Indebtedness secured thereby.	
In witness whereof the undersigned ha hereunto set	hand and seal, this day
01	ignormalistic section of the secti
Signed, sealed and delivered in the presence of:	(Seal)
Witness:	By(Title)
Notary:	• •
Notary Public County, Indiana	My Commission Expires: