

85-3990

REAL ESTATE MORTGAGE

INDIANA

THIS INDENTURE WITNESSETH, that FLOYD L. JOHNSON JR.

is 990 HOVEY GARY INDIANA LAKE (Hereinafter called "Mortgagor") whose address is LAKE County, in the State of Indiana.

Mortgage and Warrant to ATLAS CUSTOM BUILDER (Hereinafter called "Mortgagee") whose address is 406 CENTRAL ST. SUITE 5 NORTHFIELD COOK County, in the State of ILLINOIS

The following described Real Estate in LAKE County, located at 849 RHODE ISLAND AVE GARY (Street) 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 \$ 10,648, exclusive of interest, same being the amount of Mortgagor's indebtedness to Mortgagee arising out of a Home Improvement Installment Contract dated October 6, 1995 payable to Mortgagee in 120 equal monthly installments of \$ 158.92. 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 lender 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 10-6-95 day of 10-6-1995.

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

[Signature]
SIGNATURE OF WITNESS

[Signature] (Seal)
FLOYD L. JOHNSON JR.
MORTGAGOR'S PRINTED NAME

ANGELO PALUMBO
PRINT NAME OF WITNESS

____ (Seal)
MORTGAGOR'S PRINTED NAME
____ (Seal)
MORTGAGOR'S PRINTED NAME
____ (Seal)
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.

ACKNOWLEDGMENT

STATE OF INDIANA, LAKE COUNTY, ss:

Before me, the undersigned Notary Public in and for said County, this 6th day of OCTOBER 19 95, came FLOYD L. JOHNSON JR

____, and acknowledged the execution of the foregoing instrument in my hand and official seal.

[Signature]

My Commission expires **OFFICIAL SEAL**
County of residence JACKIE GALE
Notary Public, State of Illinois
This instrument was prepared by My Commission Expires 1/4/98

Type Name _____

RECORD AND RETURN TO:
TMI FINANCIAL INC.
5000 Plaza on the Lake
Suite 100
Austin, TX 78746-1050

96007804

96 FEB 26 AM 8:46
MORTGAGE RECORDER

LAKE COUNTY FILED FOR RECORD

12.00
12.50
act 32164

ASMT# 96007805

THE SOUTH 10 FEET OF LOT 12 AND THE NORTH 25 FEET OF LOT 13, BLOCK 21, GARY LAND COMPANY'S FIRST
SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 6, PAGE 15, IN LAKE COUNTY,
ILLINOIS, PIN#25-44-21-12