

REAL ESTATE MORTGAGE

85-47067
INDIANA

THIS INDENTURE WITNESSETH, that Alice P. Chapman

(Hereinafter called "Mortgagor") whose address is 2142 Rhode Island St., Gary Lake County, in the State of Indiana.

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

The following described Real Estate in Lake County, located at 2142 Rhode Island St. Gary (Town or City), 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 \$ 16,422.00, exclusive of interest, same being the amount of Mortgagor's indebtedness to Mortgagee arising out of a Home Improvement Installment Contract dated 12/26, 19 95 payable to Mortgagee in 180 equal monthly installments of \$ 232.66. 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 26th day of December 19 95

MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

[Signature] (Seal)
MORTGAGOR'S PRINTED NAME
Alice P. Chapman

[Signature] (Seal)
SIGNATURE OF WITNESS
MORTGAGOR'S PRINTED NAME
Allan Fefferman

[Signature] (Seal)
PRINT NAME OF WITNESS
MORTGAGOR'S PRINTED NAME
Allan Fefferman

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 26th day of December 19 95, came Alice P. Chapman

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

My Commission expires 11-16-97

County of residence Lake

This instrument was prepared by: [Signature]

Type Name Felipa Ortiz

96031548

RECORDED
NOV 13 1995 11:00 AM

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

11:00 AM
SW
100
CL# 35713

THE SOUTH 1/2 OF LOT 16 AND ALL OF LOT 17 BLOCK 10 IRONWOOD UNIT A, CITY OF GARY, ACCORDING TO PLAT BOOK 21, PAGE 4 AS RECORDED IN THE OFFICE OF RECORDER OF LAKE COUNTY, INDIANA. PIN#45-91-17

