

# REAL ESTATE MORTGAGE

INDIANA

SCOTT A. KARRAS

THIS INDENTURE WITNESSETH, that \_\_\_\_\_

\_\_\_\_\_ (Hereinafter called "Mortgagor") whose address is 14235 WEST 185TH AVENUE, LOWELL, IN 46356 LAKE County, in the State of Indiana.

Mortgage and Warrant to CARIBBEAN POOLS (Hereinafter called "Mortgagee") whose address is 36 EAST U.S. 30, SCHEREVILLE, IN 46375 County, in the State of \_\_\_\_\_

The following described Real Estate in LAKE County, located at 14235 WEST 185TH AVENUE LOWELL (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 \$ 13,014.00, exclusive of interest, same being the amount of Mortgagor's indebtedness to Mortgagee arising out of a Home Improvement Installment Contract dated \_\_\_\_\_, 19 \_\_\_\_\_ payable to Mortgagee in 120 equal monthly installments of \$ 179.19. 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 25 day of March 19 96.

**MUST BE SIGNED IN THE PRESENCE OF A NOTARY.**

This Document is the property of the Lake County Recorder!

SIGNATURE OF WITNESS

SCOTT A. KARRAS

MORTGAGOR'S PRINTED NAME

PRINT NAME OF WITNESS

After recording, return recording information to:

AMERICAN TITLE, INC.  
12105 W. CENTER ROAD, #234  
OMAHA, NEBRASKA 68144

MORTGAGOR'S PRINTED NAME

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, \_\_\_\_\_ COUNTY, ss: \_\_\_\_\_

Before me, the undersigned Notary Public in and for said County, this 25<sup>th</sup> day of March 19 96, came \_\_\_\_\_

SCOTT A. KARRAS

\_\_\_\_\_, and acknowledged the execution of the foregoing instrument, with \_\_\_\_\_ my hand and official seal.

My Commission expires 2-18-2000

County of residence Lake

This instrument was prepared by: \_\_\_\_\_

Type Name \_\_\_\_\_



023402000031702DEED

**RECORD AND RETURN TO:**

TMS Mortgage Inc.  
1770 Tribute Road, Suite 100  
Sacramento, CA 95815

129a  
#2234

028314

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
96 MAR -1 PM 8:54  
NOTARY PUBLIC  
JUDITH A. GEORGE

**LEGAL**

THE FOLLOWING LEGALLY DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

LOT 6 IN WHITETAIL ACRES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 74 PAGE 55, IN THE OFFICE OF RECORDER OF LAKE COUNTY, INDIANA

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

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