| REAL ESTATE MORTGAGE (This mortgage secures the described indiblishes and renewals thereof.) All in NOBATURE WITNESSETH, that Collection of | | , o'clock m. |
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| HIS NOENTURE WITNESSETH, that County | , " | |
| enviralter called Mortgagorie) of Lakes County, in the State of Indiana American General Pinance, Inc. County, in the State of Indiana Indiana the following described Real Estate situated in Lake County, in the State of Indiana, as follows, to wit: Situated in the City of Gary, County of Lake, and State of Indiana, and is further described as follows: Lot 17, Pairview, City of Gary, as shown in Plat Book 24, page 67, Lake County, Indiana. Subject to Easements, weit Pittions, received the State of Indiana, and all applicable zoning ordinances. Subject to Easements, weit Pittions, received the State of Indiana, and applicable zoning ordinances. NOT OFFICIAL: This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Recorder of the County Recorde | , ••• | d renewals thereof.) |
| American General Finance, Inc. American General Finance, Inc. Bernafter called Mortgages, of Loke County, in the State of Indiana the following described Real Estate situated in Loke County, in the State of Indiana, and is further described as follows: Situated in the City of Gary, County of Lake, and State of Indiana, and is further described as follows: Lot 17, Fairview, City of Gary, as shown in Plat Book 24, page 67, Lake County, Indiana. Subject to Easements, reserving the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder! This Document is the property of the Lake County Recorder in t | HIS INDENTURE WITNESSETH, that Odell Davis, Jr. | and |
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| This Document is the property of the Lake County Recorder! Checked The Lake County Recorder The Lake County Recorder | all applicable zoning ordinances. | |
| EMAND FEATURE Anytime after | This Document is the prop | |
| executed by the Mortgagor(s) and payable to the Mortgage, on or before, months after date, in installments and with terest thereon, all as provided in said note, and any reneval thereof. The Mortgagor(s) expressly agree(s) to pay the sum of money above occured, all without relief from valuation or appraisement laws, and with accores tees; and upon faited proxy and note and note, any part thereof, at maturity, or the interest thereon, or any part thereof, at maturity, or the interest thereon, or any part thereof, at maturity, or the interest thereon, or any part thereof, at maturity, or the interest thereon, or any part thereof, at maturity, or the interest thereon, or any part thereof, at maturity, or the interest thereon, or any part thereof, at any be foreclosed accordingly; it is further expressly agreed by the undersigned, that until all indebtedness owing on said note or any renewal shreef is paid, said in foregagor and late and note or any renewal shreef is paid, said in the paid twee paid legal taxes and charges against said premises paid as they become due; and shall keep the buildings and improvements thereon insured for fire, extended overage, vandalism and malicious mischief for the benefit of the throughes as its interests may appear, and the policy duty assigned in segment of the month of Thirteen thousand eighth hundred eighth through and 88/100— Dollars (\$13,884.88**) — Though the month of all renewals and renewal notes hereof, together with all extensions thereof. The Mortgagor for themselves, their trians, personal representatives and assigns, covenant and agree to pay said note and interest as they become due and to repay such further transes, if any, with interest thereon as provided in the note or notes evidencing such advances. If mortgagor is the fire the real estate to be in danger of the elements, vandalism or damage from other cause, ortgage emay take such steps as are necessary in | to pay the principal amount of the loan and all unpaid interest to exercise this option you will be given written notice is due. If you fail to pay, we will have the right to exercise the deed of trust that secures this loan. If we elect to exercise the | an we can demand the full balance and you will have the day we make the demand. If we see any rights permitted under the note calls for a prepayment penalty. |
| Indifact the content of all mortgages may pay said taxes, charges and/or insurance, and the amount so paid, with interest at the rate stated a said note, shall be and become a part of the indebtedness secured by this mortgage. If not contrary to law, this mortgage shall also ecure the payment of all renewals and renewal notes hereof, together with all extensions thereof. The Mortgagors for themselves, their eirs, personal representatives and assigns, covenant and agree to pay said note and interest as they become due and to repay such further divances, if any, with interest thereon as provided in the note or notes evidencing such advances. If mortgagor shall fall to keep the real state in a good condition of repair or shall permit the real estate to be in danger of the elements, vandalism or damage from other cause, lortgage may take such steps as are necessary in its judgment to protect the real estate. **Not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and forthwith upon the conveyance of Mortgagors title to all or any portion of said mortgaged property and premises, or upon the vesting is such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee. If mortgage exercises this option, Mortgages shall give Mortgagor Notice of Acceleration his notice shall provide a period of NOT LESS than 30 days from the date the notice is delivered or mailed within which Mortgagor must ay all sums secured by this Mortgage. If Mortgagor falls to pay these sums prior to the expiration period, Mortgagee may invoke any remedies emitted by this Mortgage without further notice or demand on Mortgagor. **This mortgage** is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default or made in the payment of any installment of principal or of interest on said prior mortgage, the h | xecuted by the Mortgagor(s) and payable to the Mortgage, on or before iterest thereon, all as provided in said note, and any renewal thereof; the Mortgagor(s) ecured, all without relief from valuation or appraisement laws, and with attorneys fees; | months after date, in installments and with pay the sum of money above and upon failure to pay any installment on said note, or the taxes or insurance as hereinafter stipulated, eclosed accordingly; it is further expressly agreed by |
| Indicate the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting is such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness accured hereby with the consent of the Mortgagee. If mortgagee exercises this option, Mortgagee shall give Mortgagor Notice of Acceleration, his notice shall provide a period of NOT LESS than 30 days from the date the notice is delivered or mailed within which Mortgagor must avail sums secured by this Mortgage. If Mortgagor fails to pay these sums prior to the expiration period, Mortgagee may invoke any remedies emitted by this Mortgage without further notice or demand on Mortgagor. This mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this nortgage. Inortgagor(s) expressly understand and agree that by this mortgage they hereby assign to the Mortgagee all or Mortgagor(s) rights and interests and to all rents or payments on land contracts from any and all tenants or contract purchasers due or to become due from any such | nen said note shall immediately be due and payable, and this mortgage may be fore the undersigned, that until all indebtedness owing on said note or any renewal thereof and charges against said premises paid as they become due, and shall keep the building overage, vandalism and malicious mischief for the benefit of the Mortgagee as its interest amount of Thirteen thousand eight hundred eight four and | s and improvements thereon insured for fire, extended terests may appear, and the policy duly assigned in 38/100 |
| f any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this nortgage. Integration of the owner or holder of this mortgage of the payable at any time therefore at the sole option of the owner or holder of this nortgage. | nen said note shall immediately be due and payable, and this mortgage may be fore the undersigned, that until all indebtedness owing on said note or any renewal thereof and charges against said premises paid as they become due, and shall keep the building overage, vandalism and malicious mischief for the benefit of the Mortgagee as its interest amount of Thirteen thousand eight hundred eight four and a said note, shall be and become a part of the indebtedness secured by this mortgagee the payment of all renewals and renewal notes hereof, together with all extensives, personal representatives and assigns, covenant and agree to pay said note and in dvances, if any, with interest thereon as provided in the note or notes evidencing substate in a good condition of repair or shall permit the real estate to be in danger of the | pollars (\$13,884.88**), d the amount so paid, with interest at the rate stated age. If not contrary to law, this mortgage shall also asions thereof. The Mortgagors for themselves, their atterest as they become due and to repay such further ch advances. If mortgagor shall fail to keep the real are elements, vandalism or damage from other cause, |
| and to all rents or payments on land contracts from any and all tenants or contract purchasers due or to become due from any such | nen said note shall immediately be due and payable, and this mortgage may be force the undersigned, that until all indebtedness owing on said note or any renewal thereofy and charges against said premises paid as they become due and shall keep the building overage, vandalism and malicious mischief for the benefit of the Mortgagee as its interest amount of Thirteen thousand eight hundred eight four and any and failing to do so, said Mortgagee may pay said taxes, charges and/or insurance, and a said note, shall be and become a part of the indebtedness secured by this mortgage euror the payment of all renewals and renewal notes hereof, together with all extensives, personal representatives and assigns, covenant and agree to pay said note and indivances, if any, with interest thereon as provided in the note or notes evidencing substate in a good condition of repair or shall permit the real estate to be in danger of the fortgagee may take such steps as are necessary in its judgment to protect the real estate not prohibited by law or regulation, this mortgage and all sums hereby secured shall be not forthwith upon the conveyance of Mortgagor's title to all or any portion of said mort such title in any manner in persons or entities other than, or with, Mortgagor unless the secured hereby with the consent of the Mortgagee. If mortgagee exercises this option, whis notice shall provide a period of NOT LESS than 30 days from the date the notice and all sums secured by this Mortgage. If Mortgagor fails to pay these sums prior to the early all sums secured by this Mortgage. | and improvements thereon insured for fire, extended terests may appear, and the policy duly assigned in 38/100——————————————————————————————————— |
| his instrument prepared by Kim M. Littell, American General Finance, Inc. | nen said note shall immediately be due and payable, and this mortgage may be fore the undersigned, that until all indebtedness owing on said note or any renewal thereof and charges against said premises paid as they become due, and shall keep the building overage, vandalism and malicious mischief for the benefit of the Mortgagee as its in the amount of Thirteen thousand eight hundred eight four and a said note, shall be and become a part of the indebtedness secured by this mortgage ecure the payment of all renewals and renewal notes hereof, together with all extensions, if any, with interest thereon as provided in the note or notes evidencing substate in a good condition of repair or shall permit the real estate to be in danger of the fortgagee may take such steps as are necessary in its judgment to protect the real estate not prohibited by law or regulation, this mortgage and all sums hereby secured shall be not forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgage is such title in any manner in persons or entities other than, or with, Mortgagor unless the secured hereby with the consent of the Mortgagee. If mortgagee exercises this option, whis notice shall provide a period of NOT LESS than 30 days from the date the notice and sums secured by this Mortgage. If Mortgagor fails to pay these sums prior to the elemitted by this Mortgage without further notice or demand on Mortgagor. This mortgage is subject and subordinate to another mortgage, it is hereby expressly again installment of principal or of interest on said prior mortgage, the holder of this such interest and the amount so paid with legal interest thereon from the time of such the event of such default or should any suit be commenced to foreclose said prior mind the accompanying note shall be deemed to be secured by this nortgage and the accompanying note shall be deemed to be secured by this nortgage and the accompanying note shall be deemed to be secured by this nortgage and the accompanying note shall be deemed | Dollars (\$13,884.88**), d the amount so paid, with interest at the rate stated age. If not contrary to law, this mortgage shall also asions thereof. The Mortgagors for themselves, their atterest as they become due and to repay such further ch advances. If mortgagor shall fall to keep the real are elements, vandalism or damage from other cause, are purchaser or transferee assumes the indebtedness are purchaser or transferee assumes the indebtedness are delivered or mailed within which Mortgagor must expiration period, Mortgagoe may invoke any remedies are payment may be added to the indebtedness secured mortgage, and it is further expressly agreed that in ortgage, then the amount secured by this mortgage |
| • | hen said note shall immediately be due and payable, and this mortgage may be fore the undersigned, that until all indebtedness owing on said note or any renewal thereof and charges against said premises paid as they become due, and stiall keep the building overage, vandalism and malicious mischief for the benefit of the thingage as its in the amount of | |

And the Mortgagor(s) covenants that at all times during the continuance of this mortgage, he (they) will perform all covenants and conditions of all prior and existing mortgages to include payment of principal and interest on any debt or debts secured thereby and Mortgagor(s) agree that in the event of default in the performance of such covenants and conditions then the Mortgagee hereof may declare that any debt hereby secured shall be due and owing in full and Mortgagee may enforce this mortgage by foreclosure with costs and attorney fees, or otherwise. In the event Mortgagor(s) default in the performance of any obligations secured by a prior and existing mortgage, Mortgagee hereof may at its sole election pay and discharge said prior debt and mortgage and Mortgagor(s) agree to be indebted to Mortgagee thereof in the additional amount so advanced and this mortgage shall also secure such additional debt on the same terms and conditions.

And, at the option of the mortgagee, it should be lawful for the mortgagee, who is hereby given and granted full right, license, power and authority, to peacefully enter into and take possession of the premises hereby mortgaged, or any part thereof, and to collect, receive and receipt for all rents, issues and profits thereof; and the mortgagors agree to deliver to the mortgagee at any time after default, on request, possession of the mortgaged premises and all leases, papers and records at any time in the possession or control of the mortgagors pertaining to the premises, and further agree to make, execute and deliver to the mortgage all such further assurances as may be proper for perfecting or completing the security hereunder.

| IN W | ITNESS V | WHEREOF, the | e said Mortgagor(s) ha <u>s</u> | hereunto set | his hand(s) and seal(s) this | 9th day of |
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| - | O c | tober | , 19 <u>96</u> | | | |
| 0 | D'pe | UPIQ. | wisk | (SEAL) | | (SEAL) |
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| COU | E OF IND NTY OF e me, the | Lake) | SS: a Notary Public in and for | said County, this | oth day of October | |
| 19 and a | 96 acknowled | came iged the execu | Odell Davis, Jr. | mento cum | ent is | San Contraction of the Contracti |
| WITN | IESS OF | MY HAND and | d official seal. | OT OF | FICIALL | y Pining |
| МуС | ommissio | n expires | 10/24/87s D | ecument is | the property of | Succe |
| | | County o | f Residence; La | ke Lake Coun | ty Recorder! | ary Public Kim M. Littell |
| | THIS CE | | | RELEASE OF | | The same of the sa |
| w | | | office of the Recorder of | | | County, Indiana, in Mortgage |
| • | | | | | satisfied and the same is hereby n | |
| | | | seal of said Mortgagee, th | | | 19 |
| | 11111000 | no nana ana | soa or said mortgages, in | uay (| | (Seal) |
| | | | | TURDER | SON Dui | (Seal) |
| | | | | | Ву: | <u>/</u> |
| 1 | | INDIANA, | | County, ss: | | |
| ı | | the undersign | ed, a Notary Public in and | Alman Alman | IA | |
| 19 | | , came | | | | the annexed release of mortgage. |
| | IN WITN | ESS WHERE | OF, I have hereunto subso | ribed my name and | affixed my official seal. | |
| M | ly Commi | ssion expires | ************************************** | | <u> </u> | Notary Public |
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