

RETURN TO:  
3855 E. 37th Ave,  
Hobart, IN 46342

62043

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LAWYERS TITLE INS. CO.  
ONE PROFESSIONAL CENTER  
SUITE 215  
TOWN POINT, IN 46387

# REAL ESTATE MORTGAGE

This indenture witnesseth that EDWARD R. WOODS AND DONNA J. WOODS, husband and wife,

of Lake County, Indiana,

as MORTGAGOR,

Mortgage and warrant to

RALPH THOMASON AND EVELYN THOMASON, husband and wife

of Lake County,

Indiana, as MORTGAGEE,

the following real estate in  
State of Indiana, to wit:

Lake

6068319

Lots 5, 6, 7, and 8, Block 1, F.D. Barnes' Gary Addition to Hobart, as shown in Plat Book 10, page 27, Lake County, Indiana, a/k/a 3255 E. 37th Avenue, Hobart, Indiana.

This Document is the property of  
the Lake County Recorder!

# STOP

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
96 OCT 15 AM 11:07  
MARGARET E. BROWN  
RECORDER

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness: This mortgage is given to secure an indebtedness of Twenty Five Thousand Dollars (\$25,000.00), payable at the rate of Ten per cent (10%) interest per annum on the unpaid balance, with monthly payments of \$250.00 for 5 years, with a balloon payment due at the end of 5 years from this date.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance hereinafter stipulated, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes and charges against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing, with loss payable clause in favor of the Mortgagee, and will, upon request, furnish evidence of such insurance to the Mortgagee, and, failing to do so, the Mortgagee may pay said taxes or insurance, and the amount so paid, with 10 percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

This mortgage is evidenced by a note of even date herewith.

### Additional Covenants:

1. There shall be no prepayment penalty.
2. This mortgage shall become immediately due upon the sale of this property.
3. Mortgagor shall pay all court costs and attorney fees incurred by mortgagee upon any default on this mortgage or the accompanying note by mortgagor, whether or not suit is filed.
4. Payment to either of the mortgagees will entitle the mortgagor to a release and satisfaction in full.

State of Indiana, LAKE

County, ss:

Dated this 1st Day of October 1996

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of OCTOBER 1996

personally appeared: Edward R. Woods and  
Donna J. Woods

and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires January 25 1996

*Jeffrey V. Cefali*  
Signature

JEFFREY V. CEFALI  
Printed Name

Resident of PORTER County

*Edward R. Woods* Seal

Edward R. Woods

*Donna J. Woods* Seal

Donna J. Woods

Seal

Seal

This instrument prepared by Jeffrey V. Cefali, 17 Main, Hobart, IN 46342 Attorney at Law

MAIL TO: Ralph & Evelyn Thomason, 3740 Alabama, Hobart, IN 46342