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REAL ESTATE MORTGAGE

This indenture witnesseth that **EDWARD L. SEXTON and MARIE SEXTON,**
husband and wife

of Lake County , as MORTGAGOR ,

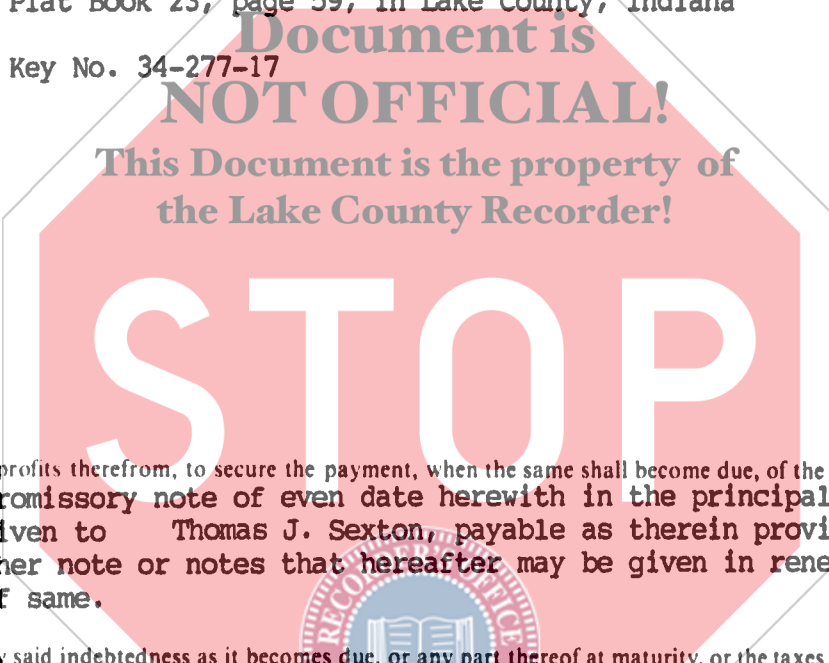
Mortgage and warrant to **THOMAS J. SEXTON**

of Lake County Indiana, as MORTGAGEE ,

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

Lot 17, Block 2, A.A. Lewis and Co's. Orchard
Addition to the City of Hammond, as shown in
Plat Book 23, page 59, in Lake County, Indiana

Key No. 34-277-17



97014628

NOTARY PUBLIC
RECORDED

97 MAR - 7 PM 1:06

STATE OF INDIANA
LAKE COUNTY
FILED

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness:
a certain promissory note of even date herewith in the principal amount of \$1,200.00 given to **Thomas J. Sexton**, payable as therein provided, together with any other note or notes that hereafter may be given in renewal or extension of same.

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 7 percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

Additional Covenants: none

State of Indiana, Lake County, ss: Dated this 6th Day of March 19 97

Before me, the undersigned, a Notary Public in and for said County and State, this 6th day of March 19 97

personally appeared: **Edward L. Sexton and Marie Sexton, husband and wife** 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 May 25 19 99

Linda L. Scheeringa Signature
Linda L. Scheeringa Printed Name

Resident of Lake County

Edward L. Sexton Seal
EDWARD L. SEXTON

Marie Sexton Seal
MARIE SEXTON

Seal

This instrument prepared by BARTEL ZANDSTRA Attorney

MAIL TO: 3235 45th Avenue, Suite 304, Highland, Indiana 46322

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#6875
CP