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INDIANA REAL ESTATE MORTGAGE	Drows	46227

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THIS INDENTURE WITNESSETH, that VOJIN BABICH AND DARINKA CUCUZ, AS JOINT TENANTS WITH RIGHT hereinafter referred to as Mortgagors, or Lake County, state of Indiana , Mortgage as Warrant to Community Credit Co., hereinafter referred to as Mortgagee, the following described real estate, in Lake County, State of Indiana, to wit:

The South Half of Lot 18, Unit 4 Of Barrington Ridge, A Planned Unit Development In The City Of Hobart, As Shown In Plat Book 75, Page 64, In Lake County, Indiana.

to secure the repayment of a promissory note of even date in the sum of \$53880.00		agee in	Montal
installments, the last payment to fall due on February 1 , XXX 2007	payable to Ming	2	EE A

Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid to keep the buildings and improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments, and prior liens, and cause said property to be repaired, and cause said property to be manual, and the amount so paid shall become a part of the indebtedness secured by this mortgage.

Mortgagors agree to pay all indebtedness secured hereby, together with all taxes, assessments, charges, and insurance, without any relief whatsoever from valuation or appraisement laws of the State of Indiana.

Mortgagors agree not to sell, convey or otherwise transfer the above described real estate or any part thereof without Mortgagee's prior written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof.

Mortgagors agree that upon failure to pay any installment due under said note, or any other indebtedness hereby secured when due, or taxes, assessments, insurance, or prior liens, or in event of default in or violation of any of the other terms hereof, then all of said mortgage indebtedness shall at Mortgagee's option, without notice, become due and collectible and this mortgage may then be foreclosed accordingly. Upon foreclosure Mortgagee shall have the right, irrespective of any denciency, to which Mortgagors hereby consent, to have a receiver appointed to take possession of said premises and collect the rents, issues and profits thereof for the benefit of the Mortgagee.

The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREQF, the Mortgagors have hereun	nto set their hands this 24th day of January 1897.	
Sign here tar // B		
Type name as signed: Voj (n) Babich		
Sign here B Druck Cleud		_
Type name as signed: Darinka Cucuz	the state of the s	
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State of Indiana)	The state of the s	
County of		٠٠) ١٠- ١ <u>٠</u>
Before me, the undersigned a Notary Public in and for said Cocame Vojin Babich	county, thisday of, 19, \delta, 19	ر.
hand and official seal. Darinka Cucuz	hom M. Casser	
Type name as signed: Roger M. Casper	, Notary Public	
My Commission Expires: February 8, 2000		
This instrument was prepared by: Kathy Dowell	1 CASO	

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