1126 Benton 51. Hary 46413

FILED FOR RECORD

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This Agreement Witnesse	8 97 DEC 29 PH 1: 25 th That Raymond S. Donaldson.	of	Lake	
County, State of Indian	[.//]-[of
Lake	County, State of IN 7(BUYER), the following	ng real estate ir	Lake	
County, Indiana, to wit:				

Gary Land Co's 1st Sub South 10ft. Lot 12 Bl. 22

North 25ft. Lot 13 Bl. 22

847-51 Vermont St. Gary, IN 46402

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SAM OPLICH TITOR LAKE COUNTY

And the Buyer agrees to pay the Seller at _	Gary		, Indiana the
sum of 8,000		I	Oollars (\$ 8,000.00)
at the time and in the manner following:			
Dollars (\$ 2,000.00) cash at the time	ne of making this Contract,	the receipt of which is	hereby acknowledged, and
Two Hundred and Fifty		Dollars (\$ <u>250.00</u>)	on the <u>1st.</u>
day of each month, hereafter until the whol		shall be paid in full.	Without any relief whatever
from valuation or appraisement laws, with a	ttorneys' fees and interest at	the rate of 10%	percent
per annum (10 %) on the ar	mount of principal remainin	g due on the date of pay	ment last preceding The
amount of said interest, however, shall be	deducted from the amount of	of said payments, unless	herein otherwise provided,
and the balance of said payments shall be a	pplied to the reduction of s	aid unpaid balance. It b	eing agreed and understood
that any acceptance by the Seller of paymen	ts after the same mature her	eunder shall not operate	as an extension of time for
other payments hereunder, and shall in no m	anner alter the strict terms h	ereof. It is agreed that the	ne Buyer may pay the entire
unpaid balance of the purchase price hereu	nder at any time. And the	said Buyer further agree	s that he/she will faithfully
keep an insurance on said property in the na	ame of the Seller, in some co	ompany to be approved b	y said Seller, indorsed, loss
payable to the parties as their interest may	appear, in the sum of \$ _	8,000.00	fire and property
damage insurance and \$ 8,000.00	property in	surance, and pay all tax	ces and assessments for all
purposes and of all kinds whatsoever, levice			
during the year 1998 payable in	the year 1998 and v	which may thereafter become	me due, including penalties
and interest; and in case the said Buyer sh			
assessments whenever and as soon as the san	ne shall become due and pay	able, and the Seller shall	at any time provide, pay, or
cause the came to be paid, the amount so pai	d by the Seller, including al	l penalties allowed and c	harged by law in addition to
such insurance premiums, taxes, and asso			
consideration to be paid by the Buyer for the			

The Buyer does hereby irrevocably consent that the Seller may at any time during the life of this contract, mortgage and encumber the real estate for an amount not to exceed the balance due hereunder at the time of making such mortgage. Whenever the unpaid balance due on this contract is reduced so that it is possible to do so, the Buyer agrees to berrow a sufficient sum of money to pay in full to the Seller said unpaid balance, including interest at the rate of aforesaid, then unpaid, on this contract, at the time of procuring and receiving such loan.

And the Seller further covenants and agrees with the Buyer, that upon the payment of the money and interest at the time and in the manner heretofore specified, and the prompt and full performance by the Buyer of all his covenants and agreements herein made, that the Seller will convey or cause to be conveyed to the Buyer by Warranty Deed, the above described real estate subject to all taxes and special assessments and to all the other conditions herein provided. At such time, the Seller shall furnish the Buyer with a title insurance policy showing marketable title, subject to the conditions herein contained in Seller to said Buyer. The Seller shall have the right, at any time, to enter upon and in said premises for the purpose of inspecting the same. The Buyer shall not assign or transfer this contract of sale, let or sublet said real estate or any part thereof, remove any improvements of any kind or character, or make any alterations, without the written consent of the Seller. This provision shall apply both to improvements now on the premises and to improvements that may be placed thereon.

In the event of the default of the Buyer, his/her heirs, executors, administrators, or assigns in the performance of all or any of the covenants and promises on his part to be performed and fulfilled, the Seller, his/her successors, assigns, or legal representatives, shall have the right to declare this contract forfeited and void, and thereupon to recover all the installments due and unpaid, together with interest thereon, as rent for the use and occupation of said real estate, and to take possession thereof, and to regard the person or persons, in possession on such termination of the contract, as tenants' holding over without permission (if that should be necessary to gain prompt possession of said real estate) and to recover all damages sustained by such holding over without permission or by means of any waste committed or suffered on said real estate, and thereupon all interest of said Buyer in and to the above described premises shall cease and terminate, and Seller shall retain all the money which may have been paid by the Buyer, as well as any improvements or additions to the real estate, as rent for the use of said property by Buyer until the time or such forfeiture or to foreclose the interest of the Buyer with any damages Seller may suffer in the event more than fifteen per cent (15 %) of the purchase price has been paid by the Buyer.

This date December 17, 19	
Kaymad S. Donaldson	Milland Phendes
Seller Signature	Buyer Signature
Raymond S. Donaldson	Willard Pfiefer
Printed Name	Printed Name
Seller Signature	Buyer Signature
Mary M. Donaldson	
Printed Name	Printed Name
State of Indiana, County of	, ss A A M 12
Before me, a Notary Public in and for said County and Sta	ate, personally appeared Malmond Playstrate
and Millard Ffeefer, respecti	7
who acknowledged the execution of the foregoing Contract	Şale of Real Estate
Witness my hand and official seal this date	December 17 p. 1997.
My commission expires March 13, 1995	Mengella J. Helso Notary Public Signature
County of Residence	Margretta L. Hopson (Printed)
This instrument prepared by: Willowl P. fee	feed Resident of Jose County
Mail to:	•