STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MORRIS V. CACTER
RECORDER

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Chicago Title Insurance Company

REAL ESTATE MORTGAGE			
THIS INDENTURE WITNESSETH, That STANKEN WALLEN WALLEN	XXXXXX ,		
ANXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX			
(the "Mortgagor") of BOXXXXXXXX PORTER County, State of Indiana	, MORTGAGES		
AND WARRANTS to THE NICE SHAWN AND M	ARY I YONS * AND/OR		
사고 하는 사람들은 그 사람들은 그는 사람들은 사람들은 사람들이 가장 되었다. 그 그 전에 살아 먹는 사람들은 사람들이 가장 되었다.	K/A Mary M. Lyons		
(the "Mortgagee") of MONTE County, State of Indiana	the following described		
real estate in Lake County, Indiana: Lot 1375- L	and the		
	of the Four Seasons,		
Unit # 9, as per plat there of recorded in Plat	B∞k 38, page 78,		
in the office of the Recorder of Lake County			
Commonly Known as, 3989 Kingsway Drive, (Crown Point, IN		
(hereinafter referred to as the "Mortgaged Premises") together with all rights, priv hereditaments, appurtenances, fixtures and improvements now or hereafter belonging; app in connection with, the Mortgaged Premises, and all the rents, issues, income and profits to	pertaining, attached to, or used		
This mortgage is given to secure the performance of the provisions hereof	and the payment of a certain		
promissory note ("Note") dated June 1, 1998	, in the principal amount of		
Eighty-nine Thousand Two Hundred Fifty Dollars (\$89,25000) with interest	as therein provided and with a		
final maturity date of 30 2028 Said principal and interest are payable as follows: \$75045 on the	AUGUST day of July, 1998,		
and \$15046 on the 1st day of each and ever	ry month thereafter.		

The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that:

- 1. Payment of Indebtedness. The Mortgagor shall pay when due all indebtedness secured by this mortgage, on the dates and in the amounts, respectively, as provided in the Note or in this mortgage, without relief from valuation and appraisement laws, and with attorneys' fees.
- 2. No Liens. The Mortgagor shall not permit any lien of mechanics or materialmen to attach to and remain on the Mortgaged Premises or any part thereof for more than 45 days after receiving notice thereof from the Mortgagee.
- 3. Repair of Mortgaged Premises; Insurance. The Mortgagor shall keep the Mortgaged Premises in good repair and shall not commit waste thereon. The Mortgagor shall procure and maintain in effect at all times adequate insurance in insurance companies acceptable to the Mortgagee against loss, damage to, or destruction of the Mortgaged Premises because of fire, windstorm or other such hazards in such amounts as the Mortgagee may reasonably require from time to time, and all such insurance policies shall contain proper clauses making all proceeds of such policies payable to the Mortgagee and the Mortgagor as their respective interests may appear. All such policies of insurance shall be delivered to and retained by the Mortgagee until the indebtedness secured hereby is fully paid.
- 4. Taxes and Assessments. The Mortgagor shall pay all taxes or assessments levied or assessed against the Mortgaged Premises, or any part thereof, as and when the same become due and before penalties accrue.
- 5. Advancements to Protect Security. The Mortgagee may, at his option, advance and pay all sums necessary to protect and preserve the security intended to be given by this mortgage. All sums so advanced and paid by the Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest from the date or dates of payment at the rate of twelve per centum (12%) per annum. Such sums may include but are not limited to, insurance premiums, taxes, assessments and liens which may be or become prior and senior to this mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorney's fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this mortgage or to the Mortgaged Premises.
- 6. Default by Mortgagor; Remedies of Mortgagee. Upon default by the Mortgagor in any payment provided for herein or in the Note, or in the performance of any covenant or agreement of the Mortgagor hereunder, or if the Mortgagor shall abandon the Mortgaged Premises, or if a trustee or receiver shall be appointed for the Mortgagor or for any part of the Mortgaged Premises, except if said trustee or receiver is appointed in any bankruptcy action, then and in any such event, the entire indebtedness secured hereby shall become immediately due and payable at the option of the Mortgagee, without notice, and this mortgage may be foreclosed accordingly. Upon such foreclosure the Mortgagee may continue the abstract of title to the Mortgaged Premises, or obtain other appropriate title evidence, and may add the cost thereof to the principal balance due.
- 7. Non-Walver; Remedies Cumulative. No delay by the Mortgagee in the exercise of any of his rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of his rights hereunder shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of his rights or remedies hereunder successively or concurrently.
- 8. Extensions; Reductions; Renewals; Continued Liability of Mortgagor. The Mortgagee at his option, may extend the time for the payment of the indebtedness, or reduce the payments thereon, or accept a renewal note or notes therefor, without consent of any junior lien holder, and without the consent of the Mortgagor if the Mortgagor has then parted with title to the Mortgaged Premises. No such extension, reduction or renewal shall affect the priority of this mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to the Mortgagee.
- 9. General Agreement of Parties. All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this mortgage. When applicable, use of the singular form of any word also shall mean or apply to the plural and masculine form shall mean and apply to the feminine or the neuter. The titles of the several paragraphs of this mortgage are for convenience only and do not define, limit or construe the contents of such paragraphs.

IN WITNESS WHEREOF, the Mortgagor has ex	ecuted this mortgage,	this 10TH	day of JUNE
$19 \underline{98}.$			
Signature X Fund	Signature		
Printed	Printed		
Signature	Signature		
Printed	Printed		
STATE OF INDIANA)			
COUNTY OF LAKE) SS:			
Docu	ment is		
Before me, a Notary public in and for said Cour		llyannarad	
RONALD W. FURST This Documen			
Biological Control of the Control of	ounty Recorde		
who acknowledged the execution of the foregoing mortga			
Witness my hand and Notarial Seal this		, 19 98	
Williess my hand and Notarial Seal tills	Signature /	priorty	HOORY
	Printed SUSAN M. DOWNING NOTARY PUBLIC		
	DERSON	NOTARY	UBLIC
My commission expires4/10/99	Residing in	LAKE	County, Indiana.
This instrument was prepared byMARY LYONS	VOIANALITE		
Return to	/		