98047354

## STATE OF INDIAHA LAKE COUNTY FILED FOR RECORD

98 JUN 24 AM 9: 25

MORRIO W. CT. LA RECORDO D

eception No day of		o'clock m
	ESTATE MORTGAGE	****
(This mortgage secures the	e described indebtedness and renewal	s thereof.)
IIS INDENTURE WITNESSETH, thatArm	ando Arreola	and
Patricia Arreola Husteninafter called Mortgagor(s) of Lake ortgage(s) and Warrant(s) to American General American General Concessions (State of Concessions)	County in the State of	Indiana
rtgage(s) and Warrant(s) to American Conc	ral Finance, Inc. 6701 Broadw	ay Suite lA Merrillville
einafter called Mortgagee, of Lake	County, in the State of	Indiana
following described Real Estate situated in		
unty, in the State of Indiana, as follows, to wit:		
Lot 20 in Oak Meadows Subdivision, recorded in Plat Book 69, page 21,		
· ·		
EMAND Anytime after year(s will have to pay the principal amounts)	s) from the date of this loan we can o	demand the full balance and you
ecked) will have to pay the principal amore demand. If we elect to exercise	ount of the loan and all unpaid interest this option you will be given written n	accrued to the day we make the
before payment in full is due. If	you fail to pay, we will have the right	to exercise any rights permitted
demand. If we elect to exercise before payment in full is due. If tinder the note, mortgage or dee the note calls for a prepayment p	or trust that secures this loan. If we benalty that would be due, there will be	elect to exercise this option, and prepayment penalty
secure the repayment of a promissor 10,400,00 months after date, in installment	v Chote of Recorder berewith	for the principal sum of
10,400.00	executed by the Mortgagor(s) and p	ayable to the Mortgage, on or
fore 84 months after date, in installment	ents and with interest thereon, all as	provided in said note, and any
newal thereof; the Mortgagor(s) expressly agre uation or appraisement laws, and with attorneys preof, at maturity, or the interest thereon, or a	s fees; and upon failure to pay any inst	allment on said note, or any part
reof, at maturity, or the interest thereon, or a	my part thereof, when due, or the ta	xes or insurance as hereinafter
pulated, then said note shall immediately be du ther expressly agreed by the undersigned, tha	e and pavable, and this mortdade ma	<b>V he inteclosed accordingly: if is</b>
a. Said Mortgagor(s) shali keep ali legal taxes a	ind charges against said premises pai	d as they become due, and shall
ep the buildings and improvements thereon insu	ured for fire, extended coverage, vand	talism and malicious mischief for
benefit of the Mortgagee as its interes  Ten Thousand Four Hundred & 00/100		
10-400-00 ), and failing	g to do so, said Mortgagee may p	ay said taxes, charges and/or
urance, and the amount so paid, with interest ebtedness secured by this mortgage. If not	i al the rate stated in said note. Sha	III de and decome a dan of the
ewals and renewal notes hereof, together wit	h all extensions thereof. The Mortga	gors for themselves, their heirs.
sonal representatives and assigns, covenant a	and agree to pay said note and inter	est as they become due and to
ay such further advances, if any, with interest tringagor shall fail to keep the real estate in a go	nereon as provided in the note or note of note of note of note of repair or shall permit t	es evidencing such advances. It
elements, vandalism or damage from other car	use, Mortgagee may take such steps	as are necessary in its judgment
protect the real estate.		
If not prohibited by law or regulation, this mortgion of the Mortgagee and forthwith upon the co	age and all sums hereby secured shall onveyance of Mortgagor's title to all c	ll become due and payable at the
perty and premises, or upon the vesting of s	such title in any manner in persons	or entities other than, or with.
rtgagor unless the purchaser or transferee a rtgagee. If mortgagee exercises this option, Mo	ssumes the indebtedness secured I	hereby with the consent of the
vide a period of NOT LESS than 30 days from $^\circ$	the date the notice is delivered or mai	iled within which Mortgagor must
$^\prime$ all sums secured by this Mortgage. If Mortga	agor fails to pay these sums prior to t	the expiration period, Mortgagee
y invoke any remedies permitted by this Mortga If this mortgage is subject and subordinate to a		
made in the payment of any installment of principle.	cipal or of interest on said prior morta	age, the holder of this mortgage
y pay such installment of principal or such inter	est and the amount so paid with legal	interest thereon from the time of
ch payment may be added to the indebtedness so be secured by this mortgage, and it is further ex	secured by this mongage and the accompressiv agreed that in the event of si	ompanying note snail be deemed uch default or should anv suit ha
nmenced to foreclose said prior mortgage, the	in the amount secured by this mortga	age and the accompanying note
Ill become and be due and payable at any time to	•	ner or holder of this mortgage.
s instrument was prepared by 00019 INA411 (2-97)	Dana Ropkins	
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Return: Comercian Seneral:	uite 1 t	

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Mortgagor(s) expressly understand and agree that by this mortgage they hereby assign to the Mortgagee all or Mortgagor(s) rights and interest in and to all rents or payment on land contracts from any and all tenants or contract purchasers due or to become due from any such tenants or purchasers so long as the indebtedness hereby secured

remains unpaid in whole or in part.

014-00019 INA412 (2-97)

And the Mortgagor(s) covenants that at all times during the continuance of this mortgage, he (they) will perform all covenants and conditions of all prior and existing mortgages to include payment of principal and interest on any debt or debts secured thereby and Mortgagor(s) agree than in the even of default in the performance of such covenants and conditions then the Mortgagee hereof may declare that any debt hereby secured shall be due and owing in full and Mortgagee may enforce this mortgage by foreclosure with costs and attorney fees, or otherwise. In the event Mortgagor(s) default in the performance of any obligations secured by a prior and existing mortgage, Mortgagee hereof may at its sole election pay and discharge said prior debt and mortgage and Mortgagor(s) agree to be indebted to Mortgagee thereof in the additional amount so advance and this mortgage shall also secure such additional debt on the same terms and conditions.

And, at the option of the mortgagee, it should be lawful for the mortgagee, who is hereby given and granted full right, license, power and authority, to peacefully enter into and take possession of the premises hereby mortgaged, or any part thereof, and to collect, receive and receipt for all rents, issues and profits thereof; and the mortgagers agree to deliver to the mortgagee at any time after default, on request, possession of the mortgaged premises and all leases, papers and records at any time in the possession or control of the mortgagors pertaining to the premises, and further agree to make, execute and deliver to the mortgage all such further assurances as may be proper for perfecting or completing the security hereunder.

IN day o	WITNES June	S WHEREOF	the said M	fortgagor(s	) ha <u>ve</u>	he	reuntg	set <u>tr</u>	eir j	pend(s)	and seal(s) thi	is <u>22nd</u>
A	concer	re Armando I	21	Do	(SEAL)		Tal e name	recor	1	rela	Arreola	(SEAL)
ı yh <del>a</del>	Haire ne	A WILLIGHTON &	TITEOTA	70.00	(OFAL)	- i Abi	3 Haine	HIEIE	Pau	ClC1a	Arreola	(2541)
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My Co	ommissio	n expires	3/	/31/2001								in
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Recor	'd	, page	, has	been fully	paid and	satisfie	d and t	he sam	ie is he	ereby re	leased.	
Wit	tness the	hand and sea	of said Mo	rtgagee, th	isd	ay of_	Δ.			1	9	•
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