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STATE OF INDIANA
LAKE COUNTY 0649-19774
FILED FOR RECORD

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RECORDER'S OFFICE
RECORDS

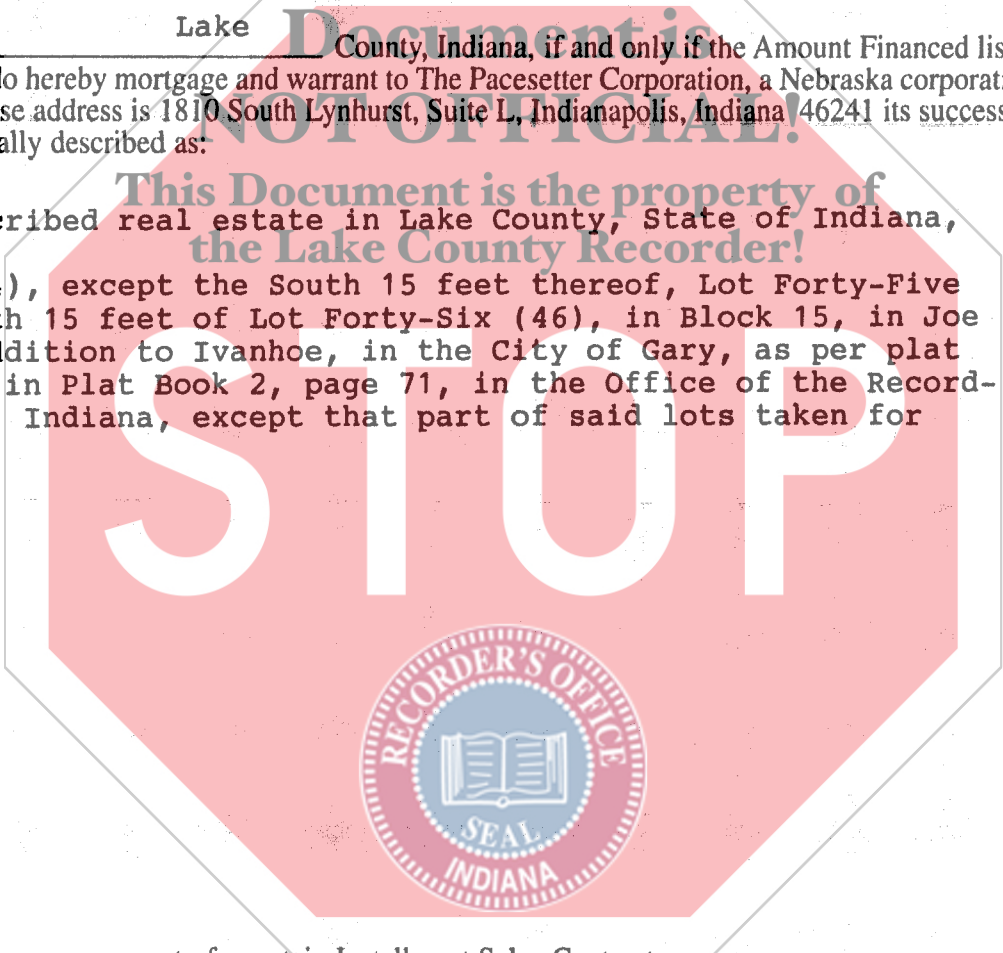
MORTGAGE

I (we), the undersigned Billie L. and Vivian A. Talbert

(hereafter "Mortgagor" whether one or more) residing at 1313 Burr St., Gary,

Lake County, Indiana, if and only if the Amount Financed listed below is \$3,000.00 or more, do hereby mortgage and warrant to The Pacesetter Corporation, a Nebraska corporation, (hereafter "Mortgagee"), whose address is 1810 South Lynhurst, Suite L, Indianapolis, Indiana 46241 its successors and assigns, that property legally described as:

The following described real estate in Lake County, State of Indiana, to-wit:
Lot Forty-Four (44), except the South 15 feet thereof, Lot Forty-Five (45), and the South 15 feet of Lot Forty-Six (46), in Block 15, in Joe R. Lane's First Addition to Ivanhoe, in the City of Gary, as per plat thereof, recorded in Plat Book 2, page 71, in the Office of the Recorder of Lake County, Indiana, except that part of said lots taken for alley purposes.



(hereafter the "premises") to secure payment of a certain Installment Sales Contract

Number 96949, dated December 28th, 1999, having an Amount Financed of \$ 26,525.34 together with finance charges described therein (hereafter the "indebtedness").

*Pacesetter Corporation
1810 S. Lynhurst Dr. Ste. L
Indpls, In 46241*

*CL# 3417
\$11.00
aw*

The Mortgagor covenants with the Mortgagee, while this Mortgage remains in force, as follows:

- 1. To pay the indebtedness represented by the above-described Installment Sales Contract together with all finance charges described therein in the time and manner therein provided.
- 2. To pay all taxes, assessments, water rates and other charges that may be levied or assessed upon or against the premises within 30 days after the same shall become due and payable.
- 3. To keep all the improvements erected on the premises continually intact and in good order and repair and to permit or suffer no waste of said premises.
- 4. If default shall be made in the payment of the indebtedness, or any part thereof, or in the performance of any of the covenants and agreements contained in said Installment Sales Contract and/or herein contained, the entire indebtedness secured hereby remaining unpaid shall at once become due and collectible if the Mortgagee so elects, without notice of such election.
- 5. In the event the ownership of the premises or any part thereof becomes vested in a person other than the Mortgagor, Mortgagee may deal with such successor or successors in interest with reference to this Mortgage and the indebtedness hereby secured in the same manner as with the Mortgagor, without in any manner vitiating or discharging the Mortgagor's liability hereunder, or upon the indebtedness hereby secured.

Dated this 28 day of DECEMBER, 1999.

STATE OF INDIANA)

COUNTY OF Lake)

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Billie L. Talbert 12-28-99
MORTGAGOR Talbert DATE
PRINTED NAME BILLIE L. TALBERT

Vivian A. Talbert 12-28-99
MORTGAGOR Talbert DATE
PRINTED NAME VIVIAN A. TALBERT

The foregoing instrument was acknowledged before me this 28 day of

Dec, 99, by Billie Talbert & Vivian A. Talbert

My commission expires 8-10, 2006.

Clint L. Lewis
NOTARY PRINTED NAME

Clint L. Lewis NOTARY PUBLIC
MAKION County, Indiana

ACKNOWLEDGMENT OF NOTARY PRESENCE
I (We) hereby confirm that the Notary Public whose name appears within did personally appear, sign and seal this document in my (our) presence.

Initials: BLT Buyer VT Co-Buyer

This Instrument Prepared By: JBM
James B. Miller, Esq.,
The Pacesetter Corporation,
4343 South 96th Street,
Omaha, NE 68127