

STATE OF INDIANA
LAKE COUNTY
PLAT BOOK 34

2000-027889

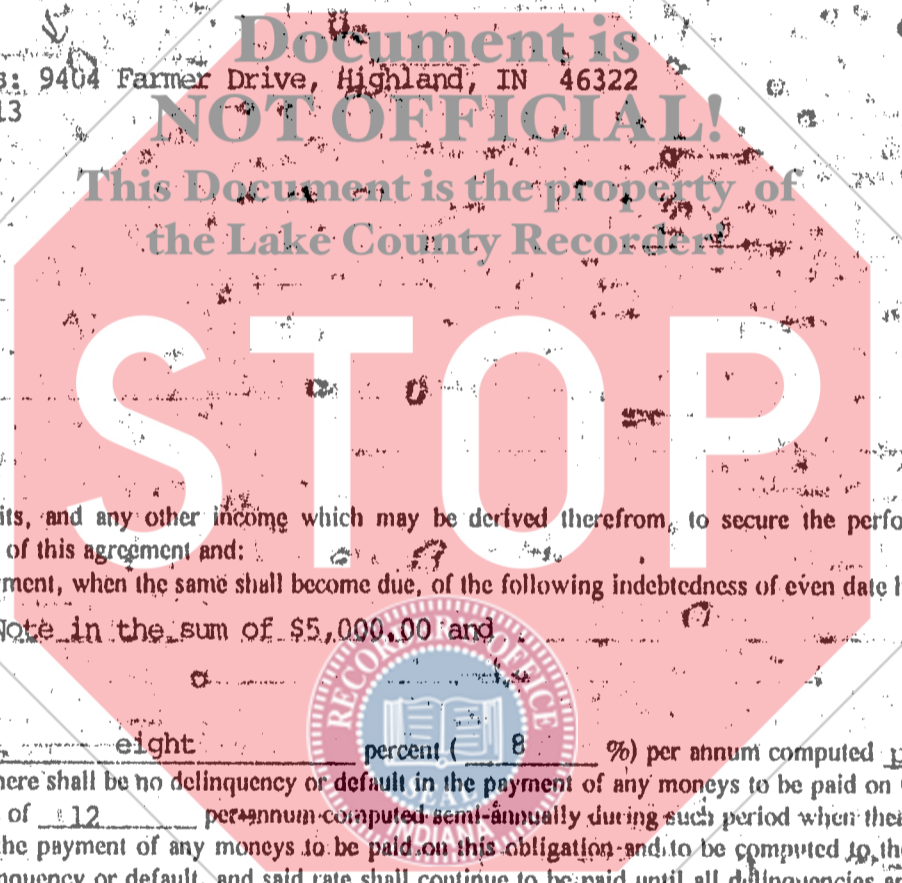
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REAL ESTATE MORTGAGE

This Indenture Witnesseth, That William Weir and Agnes Weir, Ind. of Lake County, in the State of Indiana, as MORTGAGOR, Mortgages and warrants to Nancy Wilcox of Lake County, in the State of Indiana, as MORTGAGEE the following real estate in Lake County, State of Indiana to wit:

Lot 13 in Block 13 in Ellendale, 4th Addition to the Town of Highland, as per plat thereof, recorded in Plat Book 34 page 95, in the Office of the Recorder of Lake County, Indiana

Property Address: 9404 Farmer Drive, Highland, IN 46322
Key No: 27-331-13



as well as the rents, profits, and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

- A. To secure the payment, when the same shall become due, of the following indebtedness of even date herewith:
 - Promissory Note in the sum of \$5,000.00 and

with interest at the rate of eight percent (8 %) per annum computed per annum during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of 12 per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisal Laws, and with attorney's fees;

- B. Also securing any renewal or extension of such indebtedness;
- C. Also securing all future advances to the full amount of this mortgage;
- D. Also securing all indebtedness or liabilities incurred by the holder hereof for the protection of this security or for the collection of this Mortgage.

Mortgagor agrees to pay Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance, and assessments against said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurance, and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal.

Mortgagor further covenants and agrees as follows:

- 1. To keep all buildings, fixtures, and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises, here, mortgage, insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss payable to Mortgagee in form satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the maturity of said indebtedness of any portion thereof.

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