THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER. $SA[A] = \frac{1}{2} \frac{1}{$

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REAL ESTATELE MORTGAGE

2000 037726

This indenture witnesseth that

CHASSAN MORAMMEDW. CARTER

RECORDER

of Lake County, Indiana,

as MORTGAGOR,

Mortgages and warrants to

AMRESCO LEASING CORPORATION,

of

County

Indiana, as MORTGAGEE,

the following real estate in State of Indiana, to wit:

County

Document is

The real estate and premises commonly known as 1212 Brandywine, in the Town of Munster, County of Lake, State of Indiana, and more particularly described as follows, to-wit:

the Lake County Recorder!

Lot 18 in Briar Creek Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 65, page 44, in the Office of the Recorder of Lake County, Indiana.

SUBJECT TO: Unpaid taxes and assessments, if any, easements, covenants, conditions, and restrictions of record or any prior mortgages and liens.

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:

Ten Thousand and 00/100 (\$10,000.00) Dollars

with interest at the role 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 eight percent 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 Appraisement 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;

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Mortgagor agrees to pay to 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 herein mortgaged 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 existence of said indebtedness or any portion thereof.

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- 2. To exercise due diligence in the operation, management and occupation of said real estate and the improvemnts thereon and not to remove or suffer to be removed any fixtures and/or appliance, now or hereafter placed on said premises; and to keep said real estate and improvements thereon in their present condition and repair, normal and ordinary depreciation excepted; Mortgagor shall not do or suffer to be done any acts which will impair the security of this mortgage nor any illegal or immoral acts on said premises; and Mortgagee shall have the right to inspect said premises at all reasonable times.
- 3. The holder of this obligation may renew the same or extend the time of payment of the indebtedness or any part thereof or reduce the payments thereon; and any such renewal, extension or reduction shall not release any maker, endorser, or guarantor from any liability on said obligation.
- 4. No sale of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shall operate to release, discharge or modify in any manner the effect of the original liability of the Mortgagor; and any extension of time on this mortgage by Mortgagee or his assigns, without the consent of the holder of any junior lien or encumbrance, shall not operate to cause a loss of the priority of this mortgage over such junior lien. Mortgagee shall be subrogated to any lien or claim paid by moneys advanced and hereby secured.
- 5. In case any part of the premises is appropriated under the power of cminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee.
- 6. It is agreed that time is the essence of this agreement and that, in case of default in the payment of any installment when the same shall become due and payable, the holder of the note and mortgage may, at his option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any invade lien or encumbrance against said real estate, then the Mortgages herein may immediately declare this mortgage due and payable and institute such proceedings as may be necessary to protect his interest. The lien of this mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter attached to or used in connection with said premises.
- 7. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgages is expressly authorized to cause a continuation of the abstract of title at the expense of Mortgagor to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the abstract of title to the said real estate, together with interest thereon at the rate of sight per cent per annum, shall become part of the debt secured by this mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Mortgagee.
- 8. In the event of such foreclosure, the Mortgagee, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real estate, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the court for the benefit of the Mortgagee pending foreclosure proceedings. Said receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due.
- 9. All terms of this mortgage shall be binding on each and all successors in ownership of said real estate, as well as upon all heirs, executors, administrators of Mortgagor or successors in ownership.
 - 10. Additional Covenants:

The \$10,000.00 indebtedness herein is payable without interest at the rate of \$500.00 per month commencing August 1, 2000, and a like amount each month thereafter until paid in full, with 15 day grace period for payments.

State of Indiana,	Lake	County, ss:	Dated (this_10±±day	of May	_ 19 ×2000
Before me, the undersigned, and State, this 10th personally appeared:		in and for said Coun May xx 2	000	MOHAMMED		Seal
GHASSAN MOHAN	IMED					Seal
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and acknowledged the execut ness whereof, I have hereunt			l l			Seal
official seal. My commission WRIGHT A. BEA	a Dease		ic			Seal
Resident ofI	ake	Coun	ty			Seal
This instrument prepared by LOW	ell E. Ensle	en, 142 Rimbach	, Hammond, IN	46320	, Atter	ney at Law
Mail to: Lowell E. Ens	len, 142 R	imbach, Hammond	, IN 46320			¿ŧ
		CORVEIGHT	ALIEN COUNTY INDIANA	NAD ASSOCIATION	ECHRILARY 1067 /DEV	1880 11 Ann