STATE OF MOIANA LAKE COUNTY FILED FOR THE YURD

2000 070210

2000 SEP 26 AH II: 32

MORRIS W. CARTER

INDIANA REAL ESTATE MORIGAGE	TENANTS WITH RIC
THIS INDENTURE WITNESSETH, that MARIO GARCIA AND MARFELIA MADRIGAL-GARCIA, A	S JOINT OF SURVIVORSHEP
hereinafter referred to as Mortgagors, of LAKE County, State of INDIANA	, Mortgage and
warrant to Wells Fargo Financial Indiana, Inc., hereinafter referred to as Mortgagee, the follow	ing described real estate in
LAKE County, State of Indiana, to wit:	
LOT NUMBER 5, BLOCK 4, BELLAMY AND GAGE NORTH RIDGE ESTATES	
FIRST ADDITION, IN THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK	
35 PAGE 74 IN LAKE COUNTY INDIANA	

, payable to Mortgagee in to secure the repayment of a promissory note of even date in the sum of \$51,456.00 monthly installments, the last payment to fall due on SEPTEMBER 26 , 2008 , and also to secure the repayment of any and all future advances and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagee; provided however, that the principal amount of the outstanding indebtedness owing to Mortgagee by Mortgagors at any one time, shall not exceed the sum of \$200,000.00.

Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments, and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a part of the indebtedness secured by this mortgage.

Mortgagors agree to pay all indebtedness secured hereby, together with all taxes, assessments, charges, and insurance, without any relief whatsoever from valuation or appraisement laws of the State of Indiana.

Mortgagors agree not to sell, convey or otherwise transfer the above described real estate or any part thereof without Mortgagee's prior written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof.

Mortgagors agree that upon failure to pay any installment due under said note, or any other indebtedness hereby secured when due, or taxes, assessments, insurance, or prior liens, or in event of default in or violation of any of the other terms hereof, then all of said mortgage indebtedness shall at Mortgagee's option, without notice, become due and collectible and this mortgage may then be foreclosed accordingly. Upon foreclosure Mortgagee shall have the right, irrespective of any deficiency, to which Mortgagors hereby consent, to have a receiver appointed to take possession of said premises and collect the rents, issues and profits thereof for the benefit of the Mortgagee.

The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators,

the plural the singular, and the use of any gender shall include all genders.
IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 21 day of SEPTEMBER,
2000 M
Sign here Jaw Carca
Type name as signed: MARIO GARCIA
Sign here Marfelia Mading Harcia
Type name as signed. MARFELIA MADRIGAL CARCIA
Sign here 😿
Type name as signed:
Sign here
Type name as signed:
State of Indiana)
County of LAKE)
Before me, the undersigned, a Notary Public in and for said County, this 21 day of SEPTEMBER,
2000 , came MARIO GARCIA AND MARFELIA MADRIGAL—, and acknowledged the execution of the foregoing
Mortgage. Witness my hand and official scal. GARCIA
Type name as signed: ELAINE MENDEZ, Notary Public
My Commission Expires: 8-5-2007
This instrument was prepared by: <u>STEVEN THOMPSON-WELLS FARGO FINANCIAL INDIANA, INC</u> IN 942-0700 1155 E, RIDGE RD
mre my standard and

GRIFFITH, IN 46319

OR 0488-2538