

# REAL ESTATE MORTGAGE

This indenture witnesseth that

JOHN PELLOM + ELIZABETH PELLOM

of

as MORTGAGOR,

Mortgages and warrants to

LORRI D. ZIMMER

of

Indiana, as MORTGAGEE,

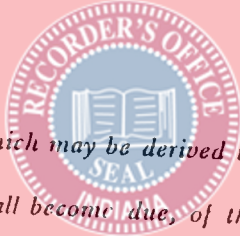
the following real estate in State of Indiana, to wit:

831 MEADOWBROOK DRIVE

LOWELL, INDIANA 46355

LOT 75, PHASE 3, 4 + 5 MEADOWBROOK SUBDIVISION, LOWELL, IN. 46356

STOP



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2002 MAY 16 AM 9:11  
NURRIS H. CARRER  
RECORDER  
FILED IN INDIANA

2002 045944

County

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:

\$ 10,000. - TEN THOUSAND + 00/100

with interest at the rate of 0 per cent per annum computed 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 0 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 Appraisalment 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 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.

13.40  
CASH

23.2 Headings. Section headings are included solely for convenience, and in no event shall affect or be used in connection with the interpretation of this Mortgage.

23.3 Time of Essence. Time is of the essence in this Mortgage.

23.4 Computation of Time. In computing a time period prescribed in this Mortgage, the day of the act or event shall not be counted. All subsequent days, including intervening weekend days and holidays, shall be counted in the period. The last day of the period so computed is to be included unless it is a weekend day or a legal holiday under Indiana Law, in which case the period is to be extended to the next day that is not a weekend day or a legal holiday.

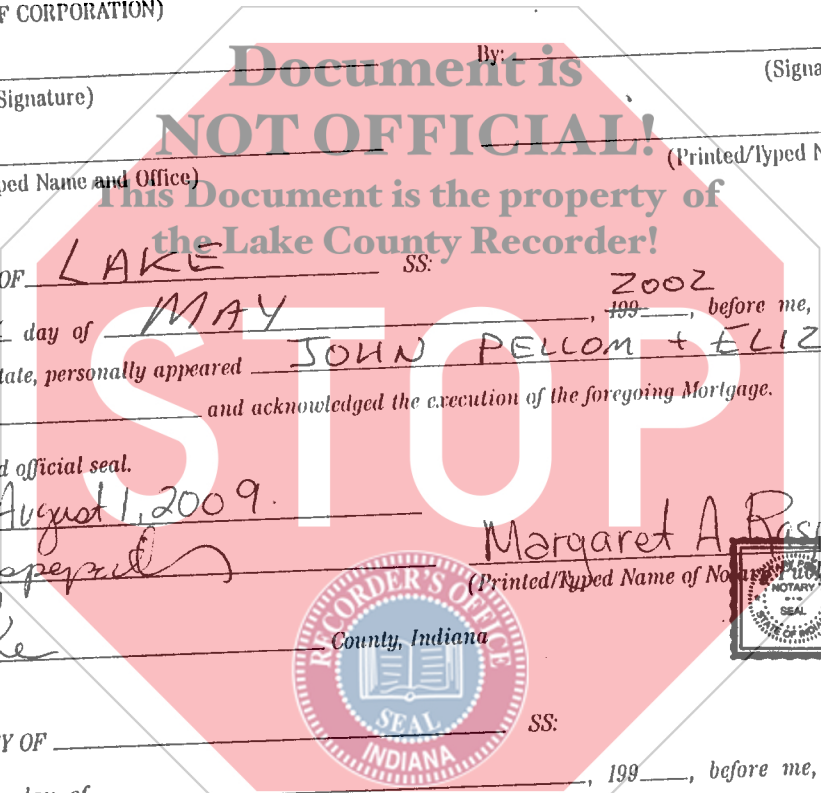
24. ADDITIONAL COVENANTS.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Mortgage and in any rider (s) executed by Borrower and recorded with it, and Borrower acknowledges receipt of a conformed copy of this Mortgage.

John D. Pellom  
(Signature)  
JOHN PELLOM  
(Printed/Typed Name)

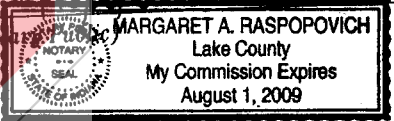
Elizabeth A. Pellom  
(Signature)  
ELIZABETH PELLOM  
(Printed/Typed Name)

By: \_\_\_\_\_ (Signature)  
\_\_\_\_\_  
(Printed/Typed Name and Office)  
By: \_\_\_\_\_ (Signature)  
\_\_\_\_\_  
(Printed/Typed Name and Office)



STATE OF INDIANA, COUNTY OF LAKE SS: 2002  
On this 15th day of MAY, 1992, before me, the undersigned, a Notary Public  
in and for said County and State, personally appeared JOHN PELLOM + ELIZABETH PELLOM  
and acknowledged the execution of the foregoing Mortgage.

Witness my hand and official seal.  
My Commission Expires: August 1, 2009  
Margaret A. Raspopovich  
(Signature of Notary Public)  
Resident of Lake County, Indiana  
Margaret A. Raspopovich  
(Printed/Typed Name of Notary Public)



STATE OF INDIANA, COUNTY OF \_\_\_\_\_ SS: \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, before me, the undersigned, a Notary Public  
in and for said County and State, personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, as \_\_\_\_\_ and  
\_\_\_\_\_ respectively of \_\_\_\_\_,  
who acknowledged execution of the foregoing Mortgage for and on behalf of Borrower.

Witness my hand and official seal.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
(Signature of Notary Public) \_\_\_\_\_  
(Printed/Typed Name of Notary Public)  
Resident of \_\_\_\_\_ County, Indiana  
This instrument prepared by: \_\_\_\_\_ Attorney at Law, Attorney No. \_\_\_\_\_  
Mail to: \_\_\_\_\_