

2005 004407

2005 JAN 21 AM 11:00

MICHAEL J. ALBRY

We, Carley J and Angela D Burton, hereafter referred to as the *buyers*, agree to pay Patricia A Twardy, hereafter referred to as the *mortgage holder*, 240 monthly payments of \$417.13. Such monthly installments are in payment of a mortgage loan borrowed this 18th day of January, Two thousand five for the purchase of real estate at 1437 W Lincoln Hwy in Schererville, Indiana.

Legal Description: The East 100 feet of the West 200 feet of the East 300 feet of the West 1,000 feet of that part of the North half of the Northwest quarter of Section 17, Township 35 North, Range 9 West of the 2nd Principal Meridian lying South of and adjoining the right of way of U.S. Highway 30, in Lake County, Indiana.

Key #: 20-13-110-69

Mortgage holder paid \$135,000 less \$5,000 deposit by buyers cash for said property.

Buyers agree to pay mortgage holder installments of \$417.13 per month for 20 years beginning December 22, 2004 with payments due by the months end. Principle amount of the mortgage is \$55,000 with an annual interest rate of 5%.

Buyers agree to secure a loan from a bank or mortgage company and immediately pay off the principle amount due to the mortgage holder should he find himself in need of the money. If such is the case, buyers will have thirty (30) days from notice to secure a loan and repay the principle due to the mortgage holder.

In the case of divorce, buyers agree to completely reimburse mortgage holder before dividing property amongst the parties.

In the case of premature death of one of the buyers, remaining buyer agrees to completely reimburse mortgage holder. In the case of premature death of the mortgage holder, buyers agree to continue with the monthly payments to the mortgage holders estate (wife and/or children), under the same conditions as agreed to above (i.e. should estate find themselves in need of the money buyers agree to secure a loan and pay of the principle amount remaining, etc.).

In the case of sale of the property, buyers agree to completely reimburse mortgage holder for the principle due before signing title over to third party involved.

This mortgage replaces a previous mortgage on said property. Mortgage holder changed due to death.

Signed and witnessed this 18th day of January, Two thousand and five.

Angela D Burton
Angela D. Burton, buyer



Carley J. Burton
Carley J. Burton, buyer

Patricia A. Twardy
Patricia A. Twardy, mortgage holder

Michael J. Albry
Witness

Walter Twardy
Witness

Laura L. Rybicki
Notary Public Laura L. Rybicki

Angela Burton
1437 W. Lincoln Hwy
Schererville, IN 46375

My Commission expires: 9/25/08
Resident of Lake County, Indiana

1200
KRM
CGSK