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MORTGAGE

This Mortgage is made by Elk Mountain Properties, LLC a limited liability corporation organized and existing under the laws of Utah with a mailing address of 817 SE 9th Cir. Battle Ground, WA. 98604, ("Mortgagor"), to June Beaver, an individual with an address of 63316 Wildahl Rd. Coos Bay, OR 97420, ("Mortgagee").

Mortgagor is indebted to Mortgagee in the principal sum and with interest payable as provided in a certain promissory note dated February 24, 2014. The terms and conditions of such promissory note are incorporated herein by reference.

Therefore, to secure the payment of the above indebtedness, Mortgagor hereby mortgages and conveys to Mortgagee all the following real estate ("Property"):

Address: 4451 Kentucky ST, GARY IN 46409 Parcel Number: 45-08-27-457-019.000-004

Taxing Unit: 004 Township: 001 Deeded Acreage: .1550 Routing No: J47-141-292

Legal Description: SCARSDALE FIRST ADDITION TO GARY ALL L.7 BL.7 *Plot Book Part 77*

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any.

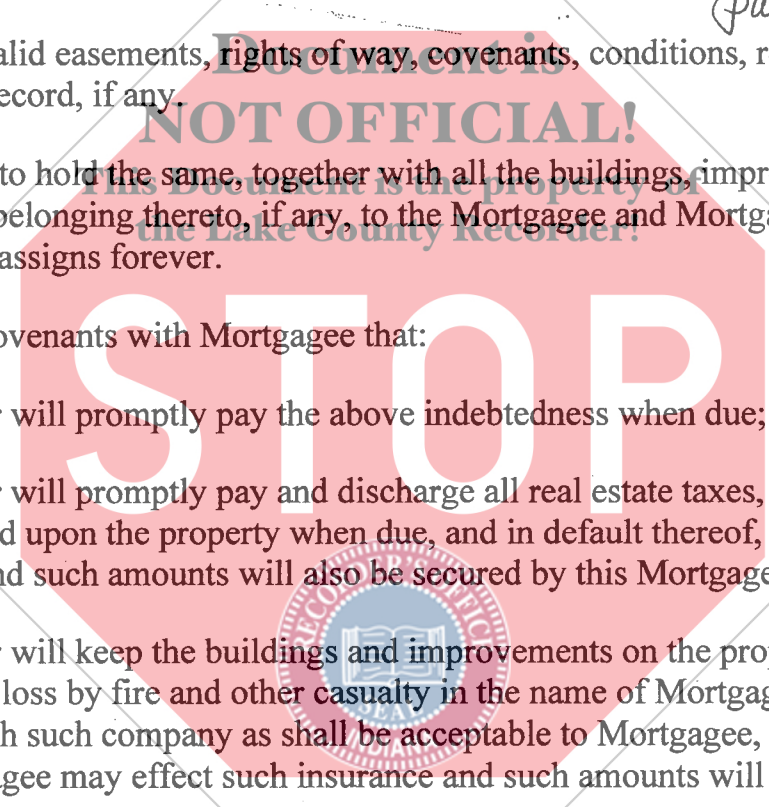
To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Mortgagee and Mortgagee's heirs, successors and assigns forever.

Mortgagor covenants with Mortgagee that:

1. Mortgagor will promptly pay the above indebtedness when due;
2. Mortgagor will promptly pay and discharge all real estate taxes, assessments and charges assessed upon the property when due, and in default thereof, Mortgagee may pay the same and such amounts will also be secured by this Mortgage;
3. Mortgagor will keep the buildings and improvements on the property, if any, insured against loss by fire and other casualty in the name of Mortgagee in such an amount and with such company as shall be acceptable to Mortgagee, and in default thereof, Mortgagee may effect such insurance and such amounts will also be secured by this Mortgage;
4. Mortgagor will neither make nor permit any waste upon the property and will maintain the property and any improvements in good repair;

Return to
INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN
CROWN POINT, IN 46307
2014-2 4673-CO
↑

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M-2



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1347
2014 FEB 26 11:52
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL BROWN
RECORDER

MORTGAGE

4. Mortgagor will neither make nor permit any waste upon the property and will maintain the property and any improvements in good repair;

5. Mortgagor will not remove or demolish any building or improvement on the property without the consent of Mortgagee;

6. If Mortgagor shall sell, convey or transfer, voluntarily or involuntarily, all or any interest in the above property, Mortgagee may, at its option, declare the entire indebtedness secured hereby to be immediately due and payable;

7. Mortgagor hereby assigns to Mortgagee all rents and profits of the property, if any, as additional security for the above indebtedness;

8. Mortgagee shall be entitled to the appointment of a receiver in any action to foreclose this Mortgage; and

9. Mortgagor will warrant and defend the title to the property against the lawful claims and demands of all persons.

If any payment required under such promissory note not paid when due, or if default shall be made by Mortgagor in the performance of any agreement, term or condition of this Mortgage or such promissory note, Mortgagee may, at its option, declare the entire indebtedness secured hereby to be immediately due and payable and may enforce payment of such indebtedness by foreclosure of this Mortgage or otherwise, in the manner provided by law. Mortgagor shall pay all costs and expenses, including reasonable attorney's fees, incurred by Mortgagee by reason of Mortgagor's default.

Provided, however, that if Mortgagor shall pay the above indebtedness and faithfully perform all agreements, terms and conditions of this Mortgage and such promissory note, then this Mortgage shall be null and void.

The rights and remedies of Mortgagee herein are cumulative, not exclusive, and are in addition to all other rights and remedies available to Mortgagee at law or equity. Failure of Mortgagee to exercise any right or remedy at any time shall not be a waiver of the right to exercise any right or remedy on any future occasion.

If any provision of this Mortgage shall be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

MORTGAGE

This Mortgage is made upon the STATUTORY CONDITION, for any breach of which Mortgagee will have the STATUTORY POWER OF SALE, if existing under applicable law.

IN WITNESS WHEREOF, this Mortgage is executed under seal on the 24 day of February, 2014.

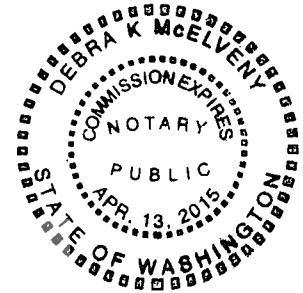
Signed, sealed and delivered in the presence of:



Elk Mountain Properties, LLC

Officer: Jeffrey Wingfield

Title: Managing Partner



State of Washington

County of CLARK

On 2-24-2014 before me, (here insert name and title of the officer), personally appeared

Jeffrey Wingfield, Manager

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

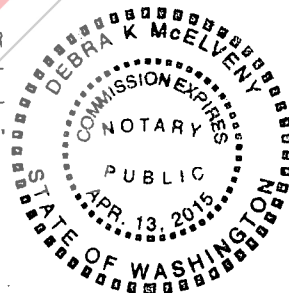
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Jolene Kratochvil
Jolene Kratochvil

4-13-15

My Commission Expires

Debra K. McElveny
DEBRA K. McELVENY
Notary Public Signature



Notary Public Seal

Document is NOT OFFICIAL!
STOP
the Lake County Recorder!