

REAL ESTATE MORTGAGE

This indenture witnesseth that **EZ Property Solutions, LLC**, of Lake County, as MORTGAGOR,

MORTGAGES AND WARRANTS

to **Indiana Community Builder Trust #2, D. Gary, trustee**, whose mailing address is **519 E. IH 30, # 246, Rockwall, TX 75087** as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Lot 9 in Block 4 in Resubdivision of Blocks 2 to 8 inclusive, Ridge Road Addition to Hobart, as per plat thereof, recorded in Plat book 17, page 21, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4079 Missouri St., Hobart, IN 46342

and the rents and profits therefrom, to secure the obligations under a certain option agreement of even date.

The obligations under the option agreement for which this mortgage acts as security mature on **September 4, 2025**.

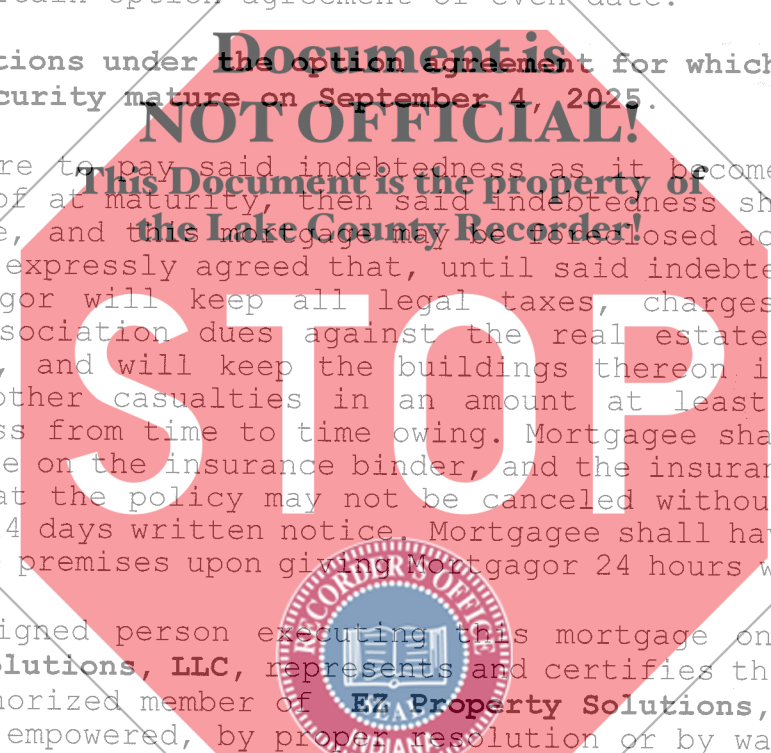
Upon failure to pay said indebtedness as it becomes due or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, charges and property owner's association dues against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing. Mortgagee shall be named as a loss payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of **EZ Property Solutions, LLC**, represents and certifies that he or she is a duly authorized member of **EZ Property Solutions, LLC**, and has been fully empowered, by proper resolution or by way of the terms of the operating agreement of **EZ Property Solutions, LLC**, to execute and deliver this mortgage; that **EZ Property Solutions, LLC**, has full capacity to mortgage the real estate described herein; and that all necessary action for the making of such mortgage has been taken and done.

Initials WJ
Return to

INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
3015-52412-02

2015 SEP 1 10 28 62



STATE OF INDIANA
FILED
2015 SEP 1 10 28 62
MICHAEL S. ROBERTSON
RECORDER OF DEEDS

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