

REAL ESTATE MORTGAGE

This Indenture Witnesseth, That **PETER J. FELUS** of Lake County, in the State of Indiana, Mortgages and Warrants to **TIMOTHY P. FELUS** of Lake County, in the State of Indiana, the following described Real Estate in Lake County, in the State of Indiana, as follows, to-wit:

Lots 97 and 98 in Young's 3rd Addition to Crown Point, as per Plat thereof. Recorded in Miscellaneous Record "A" pages 534 and 535 in the office of the Recorder of Lake County, Indiana.

Common address: 159 South Indiana, Crown Point, Indiana

to secure a debt in the current amount of Twenty Thousand, Eight hundred (\$20,800.00) as evidenced by a Promissory Note dated 31st December, 2016, which is due and payable on the sale of the sale of the above-listed property. The mortgagor expressly agrees to pay the sum of money above secured, without relief from valuation or appraisal laws; and upon failure to pay said note, or any part thereof, at maturity, when due, or the taxes or insurance as hereinafter stipulated, then the entire balance of the note will be then due and collectible, and this mortgage may be foreclosed accordingly. It is further expressly agreed, that until the note is paid in full, said mortgagor will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as its interest may appear and the policy duly assigned to the mortgagee, in an amount no less than the balance of the indebtedness, and failing to do so, said mortgagee may pay said taxes or insurance, and the amount so paid, shall be a part of the debt secured by this mortgage. In addition, the parties intend that, in addition to the debt obligation secured, this Mortgage shall secure all unpaid balances of any loan advances made after this Mortgage is delivered to the Recorder for recording. Any such loan advances are and will be evidenced by a note or notes of the Mortgagor. Mortgagor's Unpaid Loan Indebtedness shall consist of the sum of all unpaid balances of loan advances made before and after this Mortgage is delivered to the Recorder for recording.

In Witness Whereof, **PETER J. FELUS**, the said mortgagor, has hereunto set his hand and seal this 31st day of December, 2016.

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, this 31st day of December 2016, personally appeared **PETER J. FELUS** and acknowledged the execution of the foregoing Mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



My Commission Expires: 06-03-2023

My County of Residence: LAKE

"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."
PREPARED BY: Thomas Dunham

2017 002945

MICHAEL B. BROWN
RECORDER

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