

2019-086433

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Dec 13 10:55 AM

MORTGAGE AGREEMENT

THIS MORTGAGE AGREEMENT (the "Mortgage") is made and entered on October 04, 2019 by and between KC Strategies, LLC, of 1325 W 38th Ave, Hobart, Indiana 46342 (the "Mortgagor") and Rock Solid Properties, LLC, of PO Box 323, Lowell, Indiana 46356 (the "Mortgagee") which term includes any holder of this Mortgage, to secure the payment of the **PRINCIPAL SUM** of \$52,923.05 together with interest thereon of 15% computed on the outstanding balance of the total purchase price of \$52,923.05, as provided in this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of this Mortgage.

IN CONSIDERATION OF the loan made by Mortgagee to Mortgagor and for the purpose expressed above, the Mortgagor does hereby grant and convey to Mortgagee, with **MORTGAGE COVENANTS**, the following described property (the "Property") situated at 501 N Colorado, in the City of Hobart, County of Lake, in the State of Indiana, with the following legal description:

Lot 1 in Block 11 in Gary-Hobart Subdivision to Hobart, as per plat thereof, recorded November 10, 1916 in Plat Book 13, Page 3, in the Office of the Recorder of Lake County, Indiana and Lot 2 in Block 11 in Gary-Hobart Subdivision to Hobart, as per plat thereof, recorded November 10, 1916 in Plat Book 13, Page 3, in the Office of the Recorder of Lake County, Indiana.

PAYMENT OF SUMS SECURED.

Mortgagor shall pay to Mortgagee the principal and interest as agreed and reasonable charges fixed by Mortgagee to satisfy and discharge this Mortgage of record and any other relevant loan documents, and all other sums hereby secured. Mortgagor shall keep and perform every other term, provision, covenant, and agreement of this Mortgage. There is **NO PREPAYMENT PENALTY**. Mortgagor will pay the entire amount of principal and interest on or before November 1, 2020, payable in monthly increments of \$669.18 beginning November 1, 2019 with a balloon payment of \$52,923.05 due and payable on or before October 31, 2020.

WHEN THIS MORTGAGE BECOMES VOID.

When the loan secured by this Mortgage has been paid in full with all interest due, this Mortgage shall become void.

MORTGAGOR FURTHER COVENANTS AND AGREES THAT:

a. Mortgagor warrants that it is lawfully seized of the Property, that it has full right and is lawfully authorized to sell, convey, or encumber the same, and that the Property is free and clear of all liens and encumbrances except as provided herein.

Initial VBK

Return To:
LendServ National Title, Inc
LSN 54488

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\$551.00
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b. Mortgagor covenants to warrant and forever defend, all and singular, the Property unto the Mortgagee forever from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

c. Mortgagor will make with each periodic payment secured by this Mortgage a payment sufficient to provide a fund from which the real estate taxes, betterment assessments and other municipal charges which can become a lien against the mortgaged premises can be paid by Mortgagee when due. This provision shall be effective only in the event that a fund for the same purpose is not required to be established by the holder of a senior mortgage.

d. In the event that Mortgagor fails to carry out the covenants and agreements set forth herein, the Mortgagee may do and pay for whatever is necessary to protect the value of and the Mortgagee's rights in the mortgaged Property and any amounts so paid shall be added to the Principal Sum due the Mortgagee hereunder.

e. In the event that any condition of this Mortgage shall be in default within a reasonable time, the entire debt shall become immediately due and payable at the option of the Mortgagee. Mortgagee shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.

f. In the event that the Mortgagor transfers ownership (either legal or equitable) or any security interest in the mortgaged Property, whether voluntarily or involuntarily, the Mortgagee may at its option declare the entire debt due and payable.

g. This Mortgage is also security for all other direct and contingent liabilities of the Mortgagor to Mortgagee which are due or become due and whether now existing or hereafter contracted.

h. Mortgagor shall not commit waste or permit others to commit actual, permissive or constructive waste on the Property.

i. This Mortgage is upon the statutory condition and the other conditions set forth herein, for breach of which Mortgagee shall have the statutory power of sale to the extent existing under the laws of this State.

j. Lender requires a Hazard Insurance or Builders Risk policy listing Rock Solid Properties, LLC as Loss payee on policy. Coverage must be in an amount at least equal to the value of the loan and any subsequent loans aggregately.

Initial Wk _____

Mortgagor Signature:

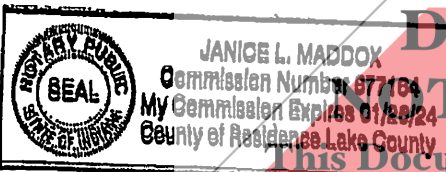
DATED: 10-4-19

Kimberly M Hoover - Common Member
Kimberly M Hoover, on behalf of KC Strategies, LLC

STATE OF INDIANA, COUNTY OF PORTER, ss:

This instrument was acknowledged before me on this

4th day of Oct, 2019 by Kimberly M Hoover on behalf of KC Strategies, LLC.



Janice L. Maddox
Notary Public
Janice L. Maddox
Printed

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Mortgagee Signature:

DATED: 10/4/19

Jeremy Wontorski
Jeremy Wontorski, on behalf of Rock Solid Properties, LLC

STATE OF INDIANA, COUNTY OF PORTER, ss:

This instrument was acknowledged before me on this

4th day of October, 2019 by Jeremy Wontorski on behalf of Rock Solid Properties, LLC.



Emily M. Rhoady
Notary Public

Emily M. Rhoady
Printed

My commission expires 10/12/2024

Initial KMH