

REAL ESTATE MORTGAGE

This indenture witnesseth that **Housemart, Inc.**, whose mailing address is **2929 Jewett Ave Highland IN 46322**, as MORTGAGOR,

MORTGAGES AND WARRANTS

to **Quest Trust Company, FBO Cu Quang Nguyen Roth #2700721** whose mailing address is **17171 Park Row #100, Houston TX 77084** as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Legal Description: Lot Twenty Eight (28) in Block Nineteen (19) in a Resubdivision of Blocks Nineteen (19) and Twenty (20) together with that part of Ivy Street between 143rd Street and 144th Street and the North and South Alley in said Block Twenty (20) heretofore vacated all in Park Addition to Indiana Harbor being a Resubdivision of the Northeast Quarter of the Southeast Quarter of Northeast Quarter of Section Twenty-Eight (28), Township Thirty-seven (37) North, Range Nine (9) West of the Second Principal Meridian, in the City of East Chicago, Lake County, Indiana, as the same appears of record in Plat Book 19, page 28, in the Recorder's Office of Lake County, Indiana, together with all and singular improvements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Parcel Number: 45-03-28-278-016-000-024

Commonly known as: 4304 Parrish Avenue, East Chicago, Indiana 46312

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Twenty-seven Thousand Five Hundred and 00/100 Dollars (\$127,500.00)**, when the same shall become due, of all sums due and owing the mortgagor pursuant to the terms of a certain Promissory Note of even date.

This mortgage is second and junior to a mortgage in the amount of \$127,000.00 to Bar Nguyen recorded immediately prior to this mortgage.

The obligation under the promissory note for which this mortgage acts as security mature on March 11, 2022.

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 **Housemart, Inc.**, represents and certifies that he or she is a duly authorized representative of **Housemart, Inc.**, and has been fully empowered by proper resolution to execute and deliver this Mortgage; and that all necessary action for execution of this Mortgage has been taken and done.

Initials lws

