

NOT AN OFFICIAL DOCUMENT

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TOTAL FEES: 55.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

REAL ESTATE MORTGAGE

This indenture witnesseth that **Sarah Jo, LLC**, of **Lake County, Indiana**, as **MORTGAGOR**,

MORTGAGES AND WARRANTS

to **Leonard & Ella Hansberger; P.O. Box 381, Belden, MS 38826**, as **MORTGAGEE**, the following real estate in **Lake County, State of Indiana**, to wit:

Lot 23 and 24 in Block 1 in Orchard Hill Addition to Gary, as per plat thereof, recorded in Plat Book 13, page 3, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 2137 W 48th Ave, Gary, IN 46408

and the rents and profits therefrom, to secure the payment of the principal sum of **Eighty-Nine Thousand Eight Hundred and 00/100 Dollars, (\$89,800.00)**, 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.

Mortgagor warrants and agrees to defend the title to the Property, subject to validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in person other than Mortgagor, and other instruments, other than conveyance of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

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.

Initials HB

