

REAL ESTATE MORTGAGE

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

MORTGAGES AND WARRANTS

To **Charles R. Puckett, an undivided 85.71% and Patricia Savage Puckett an undivided 14.29%**, whose mailing address **4260 Golden Sage Ct, Las Cruces, NM 88011**, as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Legal Description: Lot 13 and 14 in Block 7 in Gary Park Addition.

Parcel Number: 45-08-16-178-024.000-004

Commonly known as: 2448 Fillmore Street, Gary, IN 46407

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Forty Thousand 00/100 Dollars, (\$140,000.00)**, 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.

The obligations under the promissory note for which this mortgage acts as security mature on July 17, 2024.

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 *WPS*

