

REAL ESTATE MORTGAGE

This indenture witnesseth that **One Group Network** of **Lake County, Indiana**, as MORTGAGOR,

MORTGAGES AND WARRANTS

to **Doniell & Colin Remington- 6 Hearthwood Dr, Barrington, RI 02806**, as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Lot 9 in Block 6, Tarrytown Second Subdivision in the City of Gary, as per plat thereof, recorded in Plat Book 30 page 86 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4300 W 22nd Pl, Gary, IN 46404, USA

and the rents and profits therefrom, to secure the payment of the principal sum of **Ninety-Seven Thousand Eight hundred and 00/100 Dollars, (\$97,800.00)** 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.

The undersigned person executing this mortgage on behalf of **One Group Network**, represents and certifies that he or she is a duly elected officer of **One Group Network**, and has been fully empowered, by proper resolution of the Board of Directors of **One Group Network**, to execute and deliver this deed; that **One Group Network**, has full corporate capacity to mortgage the real estate described herein; and that all necessary corporate action for the making of such mortgage has been taken and done.

Initials     DJ



# NOT AN OFFICIAL DOCUMENT

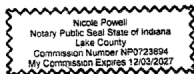
Nicole Powell

Nicole Powell Notary Public

A Resident of Lake County

MY COMMISSION EXPIRES:

12-03-2027



This Instrument Prepared By: Doniell & Colin Remington  
6 Hearthwood Dr, Barrington, RI 02806  
Our file No. 4300 W 22nd Pl, Gary, IN 46404, USA

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.

*John W. Winters*

Initials JJ