Pol A-392944 LD Transamerica Financial Services 639458 REAL ESTATE MORTGAGE 51 W 78th Pl, Merr 6-131 MD (Rev. 8-75) AORTGAGOR(S) E OF LOAN DATE FUNDS DISBURSED 8-7-81 1348-219638 3-3-81 Willie D. Cusic and Clemmie Cusic, husband STATE and wife ZIP CODE Indiana 46402 Gary 569 Georgia Street FIRST INSTALMENT DUE DATE FINAL INSTALMENT DUE DATE MONTHLY PRINCIPAL AND CHARGES OTHER INSTALMENTS DUE 8-7-85 INSTALMENTS SAME DAY OF EACH MONTH PAYABLE IN 9-7-81 OTHER INSTALMENTS PRINCIPAL AMOUNT OF LOAN FINANCE CHARGE AMOUNT OF FIRST INSTALMENT TOTAL OF PAYMENTS 122.00 122.00 5,856.00 1,988.21 s 3.867.79 FINAL PAYMENT EQUAL IN ANY CASE TO UNPAID PRINCIPAL AND CHARGES MORTGAGEE - NAME AND ADDRESS Transamerica Financial Services 51 West 78th Place Merrillville, Indiana 46410 THIS MORTGAGE SECURES FUTURE ADVANCES THIS INDENTURE WITNESSETH, that the Mortgagor (all, if more than one) grants to the Mortgagee, with mortgage covenants, to secure the payment of a promissory note in the Principal Amount of Loan and all other obligations of Mortgagor to Mortgagee, the following Lot 28, Block 92, Gary Land Company First Subdivision, in the City of Gary, as shown in Plat Book 6, page 15, in Lake County, Indiana. CHICAGO TITLE INSURANCE COMPANY INDIANA DIVISION The Mortgagor expressly agrees to pay the sum of money above secured without any relief whatever from valuation of appraisament laws of the State of Indiana. All obligations of the Mortgagor to Mortgagee shall become due at the option of the Mortgagee without notice upon any Should Mortgagor sell, convey, or give up title voluntarily or involuntarily to said property or any part thereof, without the written consent of Mortgagee first being obtained, then Mortgagee shall have the right, at its option, to declare all sums secured hereby grithwith due and payable. (See reverse side for additional terms Willie D. Cusic Clemmie Cusic STATE OF INDIANA Lake COUNTY OF\_ Before me, Dennis R. White \_ a Notary Public in and for said county, \_day of August 1981 personally appeared the above named Willie D. Cusic and Clemmie Cusic, husband and wife and acknowledged the foregoing instrument to be their free act and deed. March 13, 1983 (Seal) My Commission Expires \_ Dennis R. White Notary Public residing in Lake Co. This instrument prepared by: Dolores Sebben

## ADDITIONAL TERMS

Mortgagor agrees to keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, furnigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

Mortgagor agrees to pay when due all taxes, liens and assessments that may accrue against the above described property and shall maintain insurance in such form and amount as may be satisfactory to the Mortgagee in said Mortgagee's favor, and in default thereof Mortgagee may (but is not obligated to do so and without waiving its right to declare a default) effect said insurance in its own name or pay such lien, tax or assessment. The premium, tax, lien or assessment paid shall be added to the unpaid balance of the obligation herein and be secured by this Mortgage and shall bear interest from the date of payment at the rate provided in the note which is secured by this mortgage.

Mortgagor agrees to appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Mortgagee and to pay all costs and expenses, including cost of evidence of title in a reasonable sum, in any such action or proceeding in which Mortgagee may appear, and in any suit brought by Mortgagee to foreclose this Mortgage.

THIS CERTIFIES that the annexed M	ortgage to
	der ofCounty, Indiana, in Mortgage Récord
	•
	I and satisfied and the same is hereby released.
Witness the hand and seal of said mort	gagee, this, 19, 19
ATTEST:	
	By(SEAL)
ASSISTANT SECRETARY	VICE PRESIDENT
STATE OF CALIFORNIA	
SS COUNTY OF	
Before me, the undersigned, a Notary Publi	c in and for said county, thisday of
	and acknowledged the
execution of the annexed release of mortgag	-
N WITNESS WHEREOF, I have hereunto su	abscribed my name and affixed my official seal.
	Notary Public

|--|