## **REAL ESTATE MORTAGE**

791578

## THIS MORTGAGE SECURES FUTURE ADVANCES

|   | , resident in  | Lake   | Construction to all  |   |
|---|--|--|--|---|
|   | 7 Tostadite III  | ,  | County, Indiana, grants  | to the Mortgagee,                                   |
|   | Transamerica Fina  | ancial Services  |  |   |
|   | 51 West 78   | th Place   |  |   |
|   | · (Branch Ac<br>Merrillvil   | le, IN 46410   |  |   |
|   |  |  |  |   |
| with mortgage covenants, to secure the paymen<br>in the principal amount (Amount Financed) o  | t of a promissory note, dat<br>f \$ _ <b>7,389.44</b>  | red February 6, and all other obligation   | 1985<br>s of Mortgagor to Mortga   | gee, the followin                                   |
| described REAL ESTATE together with improve   | ements thereon situated in I   | ndiana, County of <u>Lal</u>   | (e   |   |
| Ridge Road Addition to Gary,<br>the Office of the Recorder of<br>Gary, Indiana 46408.   | E Lake County, Ind   | or, recorded in Pl<br>iana Commonly know   | m as 3818 Rooseve  | tt Place,   |
|   |  |  | ECOF   | OF WOLV   |
|   |  |  |  | SVK<br>S/VK   |
|   | 4  |  | RAY  | M 100 M   |
|   |  |  | ` 6  | ž<br>5  |
| The Mortgagor expressly agrees to pay the sum   | of money shove secured w   | uithout any relief whatever  | : from valuation or apprais  | amont laws of th                                    |
| State of Indiana. All obligations of the Mortg<br>default.<br>Should Mortgagor sell, convey, or give up title   | agor to Mortgagee shall be<br>voluntarily or involuntaril  | ecome due at the option of the said property or any property o | of the Mortgagee, without<br>part thereof, without the v   | notice upon an                                      |
| The Mortgagor expressly agrees to pay the sum State of Indiana. All obligations of the Mortg default.  Should Mortgagor sell, convey, or give up title Mortgagee first being obtained, then Mortgagee   | agor to Mortgagee shall be<br>voluntarily or involuntaril  | y to said property or any popular, to declare all sums   | of the Mortgagee, without<br>part thereof, without the v   | notice upon an                                      |
| State of Indiana. All obligations of the Mortg<br>default.<br>Should Mortgagor sell, convey, or give up title   | agor to Mortgagee shall be<br>voluntarily or involuntaril<br>shall have the right, at its                            | y to said property or any popular, to declare all sums   | of the Mortgagee, without oart thereof, without the viscoured hereby forthwith   | notice upon an                                      |
| State of Indiana. All obligations of the Mortg<br>default.<br>Should Mortgagor sell, convey, or give up title   | agor to Mortgagee shall be<br>voluntarily or involuntaril<br>shall have the right, at its                            | y to said property or any poption, to declare all sums additional terms)   | of the Mortgagee, without oart thereof, without the viscoured hereby forthwith   | notice upon an                                      |
| State of Indiana. All obligations of the Mortg<br>default.  Should Mortgagor sell, convey, or give up title Mortgagee first being obtained, then Mortgagee  | agor to Mortgagee shall be<br>voluntarily or involuntaril<br>shall have the right, at its                            | y to said property or any poption, to declare all sums additional terms)   | of the Mortgagee, without of the Mortgagee, without the value of the Mortgagee, without the Mortgagee of the Mo | notice upon an                                      |
| State of Indiana. All obligations of the Mortg<br>default.  Should Mortgagor sell, convey, or give up title<br>Mortgagee first being obtained, then Mortgagee  STATE OF INDIANA ) , ss.   | agor to Mortgagee shall be<br>voluntarily or involuntaril<br>shall have the right, at its                            | y to said property or any poption, to declare all sums additional terms)  Debra Ann White  | of the Mortgagee, without of the Mortgagee, without the value of the Mortgagee, without the Mortgagee of the Mo | notice upon an                                      |
| State of Indiana. All obligations of the Mortg<br>default.  Should Mortgagor sell, convey, or give up title<br>Mortgagee first being obtained, then Mortgagee  STATE OF INDIANA ) , ss.   | agor to Mortgagee shall be<br>voluntarily or involuntaril<br>shall have the right, at its<br>(See reverse side for a | y to said property or any poption, to declare all sums additional terms)  Debra Ann White  | of the Mortgagee, without of the Mortgagee, without the value of the Mortgagee, without the Mortgagee of the Mo | vritten consent o<br>due and payable<br>(Sea        |
| State of Indiana. All obligations of the Mortg default.  Should Mortgagor sell, convey, or give up title Mortgagee first being obtained, then Mortgagee  STATE OF INDIANA ) ss.  COUNTY OF Lake  Before me, Dennis R. White                             | agor to Mortgagee shall be voluntarily or involuntarily shall have the right, at its (See reverse side for a         | y to said property or any poption, to declare all sums additional terms)  Debra Ann White  David Dean White  | of the Mortgagee, without the vare thereof, without the vare secured hereby forthwith  | vritten consent o<br>due and payable<br>(Sea<br>Sea |
| State of Indiana. All obligations of the Mortg default.  Should Mortgagor sell, convey, or give up title Mortgagee first being obtained, then Mortgagee  STATE OF INDIANA  ) ss.  COUNTY OFLake  Before me,Dennis R. White this6thday of _February19_85 | voluntarily or involuntarily shall have the right, at its (See reverse side for a                                    | y to said property or any poption, to declare all sums additional terms)  Debra Ann White  David Dean White  | of the Mortgagee, without the vare thereof, without the vare secured hereby forthwith  | vritten consent o<br>due and payable<br>(Sea<br>Sea |
| State of Indiana. All obligations of the Mortg default.  Should Mortgagor sell, convey, or give up title Mortgagee first being obtained, then Mortgagee  STATE OF INDIANA  ) ss.  COUNTY OFLake  Dennis R. White  | voluntarily or involuntarily shall have the right, at its (See reverse side for a                                    | y to said property or any poption, to declare all sums additional terms)  Debra Ann White  David Dean White  | of the Mortgagee, without the vare thereof, without the vare secured hereby forthwith  | vritten consent of due and payable (Sea             |

## 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, fumigate, 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.

| RELE   | ASE OF MOR                   | TGAGE                |                    |  |
|--|------------------------------|----------------------|--------------------|--|
| THIS CERTIFIES that the annexed Mortgage   | to                           | ter tar ex           |                    |  |
| which is recorded in the office of the Recorder of   |                              | Cou                  | nty, Indiana, in I | Mortgage Record  |
| , page, has been fully paid and sa   | tisfied and the              | same is hereby relea | sed.               |  |
| Witness the hand and seal of said mortgagee, the   | his                          | day of               | ·                  | , 19   |
| ATTEST:  |                              |                      |                    |  |
|  |                              |                      |                    |  |
|  | By                           | VICE PRE             |                    | (SEAL)   |
| ASSISTANT SECRETARY  |                              | VICE PRE             | SIDENT             |  |
| STATE OF INDIANA ) SS  |                              |                      |                    |  |
| COUNTY OF  |                              |                      |                    |  |
| Before me, the undersigned, a Notary Public in and   | for said county              | y, this              |                    | day of   |
| 19, came   | and acknowledge acknowledge. |                      | cknowledged the    |  |
| execution of the annexed release of mortgage.  IN WITNESS WHEREOF, I have hereunto subscribe | •                            |                      |                    | ing the state of t |
| My Commission expires  |                              |                      |                    |  |

| MORTGAGE | From | To | Received for Record | eday of | 19ato'clockM. and recorded | poor      |         | Recorder of County | Recorder's Fee, — \$ |
|----------|------|----|---------------------|---------|----------------------------|-----------|---------|--------------------|----------------------|
|          |      |    |                     | The     | A.D., 19_                  | in Record | . pages | Record             | Recorder's           |