rate Mortgagee requires, and

(D) The person signs an assumption agreement that is acceptable to Mortgagee and that obligates the person to keep all of the promises and agreements made in the Contract and in this Mortgage

If the Mortgagor sells or transfers the Property and the conditions in A. B. C and D of this section are not satisfied, Mortgagee may require immediate payment in full of the Contract, foreclose the Mortgage, and seek any other remedy allowed by the law However, Mortgagee will not have the right to require immediate payment in full or any other legal temedy as a result of certain transfers. Those transfers are:

- the creation of fiens or other claims against the Property that are inferior to this Mortgage, such as other mortgages, materialmans liens, etc.
- liens, etc.
  (ii) a transfer of rights in household appliances to a purson who provides the Mortgagor with the money to buy these appliances in order to protect that person against possible losses.
- (iii) a transfer of the Property (Surviving co-owners deliawing the death of a co-owner, when the transfer is automatic according to law, and

(iv) leasing the Property for a term of three (3) years or less as long as literesse does not include an option to buy

9: ACCELERATION: REMEDIES: Upon Mortgagor's breach of any covenant or agreement of Mortgagor in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage. Mortgage prior to acceleration shall mail notice to Mortgagor of the default. If the breach is not cured on or before the date specified in the notice. Mortgagee at Mortgagee's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding Mortgagee shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgage.

10. APPOINTMENT OF RECEIVER Upon acceleration under paragraph 9 hereof or abandonment of the Property Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect all rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of the management of the Property and collection of rents, including, but not limited to receiver a fees, premiums on receiver a bonds and reasonable attorney's fees, and then to the sums

secured by this Mortgage. The receiver shall be liable to account only for those rents actually received: 11. ASSIGNMENT. This Mortgage may be assigned by the Mortgagee without consent of the Mortgagor. WHEREOF. Mortgagors have executed this mortgage on the processors sho

Allan	efferman	Control of the Contro	Witness	Estella	Pack V	Mortgago
Donna M	. Pearson		WitnessEAL	JULIA .	angh misman mengeria	Mortgago
	The state of the s		Witness		entre tier de ja angewanderd in der der tier d. v. d. ja	Mortgago
1,51		ACK	NOWLEDGMENT BY	INDIVIDUAL		
STATE OF INDIAN	SCOUNTY OF	Lake			SS	
alamanian da maranta de la constante de la con	indersigned, a notary p	ito subscribed m	ny name and affixed m	and acknowle	edged the execution	of the foregoing mortgage
	Marc	<u>h</u>		•	<b>^</b>	
My Commission Exp	pires: 9.3		4	Elisa (	With.	
			Fé	lipa Ortiz	Notary Public	ake County
	103154	T	RANSFER AND ASS			Kesident
Lake	100104	County	, INDIANA			3344
For value receiv	ed the undersigned Mo	rtgagee hereby	transfers, assigns and	conveys unto U1	nion Mortga	se Coroutic

вке	100101	County, INDIANA		3440
For value receive	d the undersigned Mortgage	County, INDIANA e hereby transfers, assigns and conveys unto	Union	Mortgage Cog Autre
	. ,			

all right, title, interest, powers and options in, to and under the within Hell Estate Morrgage from

rell as the indebtedness secured thereby	to	First	Metropolitan	Bullders & Ame
				NX NX

In witness whereof the undersigned have May 19 90	hereunto set	their	hand and seal. t	lhis		d.
May 19 90					and the second	

OI		12011
Signed sealed and delivered in the presence of	First Metropolitan Builders	of Americ (Seal) I
Witness Donna M., Pearson	First Metropolitan Builders  By  Allan Feffengan (1)	Physiciant
Donna M. Pearson	Allan Refferman (T) ky	President
Notary:	001 113	1.4

11-16-93 .... County, Indiana My Commission Expires:

nc.

This instrument was propored by Allan Fefferman

Notary Public Felipa Ortiz, Lake

-8-CLAPARITHE 40 STATE