## REAL ESTATE MORTGAGE



91050668

## THIS MORTGAGE SECURES FUTURE ADVANCES

husband and wife	, resident inLake	County, Indiana, grants to the Mortgagee
	Transamerica Financial Services	
	109 West 86th Place	
	(Branch Address) Merrillville, IN 46410	
	Merrinivine, in 40410	
with mortgage covenants, to secure the payr	nent of a promissory note: dated October	4, 1991
or the Total Amount of Loan (Amount Fin	4 200	3.37and all other obligations of Mortgagor
	ESTATE together with improvements thereon	
•	NOTOFFICIAL	
	This Description is the property	
SHADES ADDITION TO CEDAR LAR	Chis Document is the proper	47, 49, 49 AND 50,
BLOCK 8, IN THE TOWN OF CEDA	R LAKE, LAKECOUNTMATYNDIANAORde	er:
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he Mortgagor expressly agrees to pay the	ym of money above secured without any relief w	hatever from valuation or appraisement laws of the
State of Indiana. All obligations of the Mo	ortgagor to Mortgagee shall become due at the	ption of the Mortgagee, without notice upon any
lefault.	MolaNA LILL	Annual throat throat the second second
Mortgager first being obtained, then Mortga	igee shall have the right, at its option, to declare	or any part thereof, without the written consent of all sums secured hereby forthwith due and payable.
	(See reverse side for additional terms)	
	ch, -	
	- Zuvoc	(Seal)
	Elwood C.	Kelsey, Jr. (Seal)
		Neb 1
	(-Dondo	e It clasey (Seal)
TATE OF INDIANA	Linda I.	Kelsey
OUNTY OF Lake ) ss.		•
Before me, Anita L. Gri	ffith	N
		Elwood C. Kelsey, Jr. and Linda I.
	y personally appeared the above-hamed	husband and wife
nd acknowledged the foregoing instrument Prepared by: Dolores Sebben	C:	$\mathcal{H}$
My Commission Expires11-	-28-94	(Seal)
5-136 (Rev. 3-84)	Anita L. Gr	iffith Notary Public resides in Porter Co
• • • • • • • • • •		

## **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.

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