## First Federal Savings Bank of Indiana P701 TREMCUCK ## GRINT, TIN	CLEM PARKER	Relieve to
MORTGAGES  "I' Includes each mortgage above.  MORTGAGES  "I' Includes and mortgage above.  "I' Includes Include Include Includes Includes Include Includes In	MARY L. PARKER	<del>  </del>
MORITAGE  The includes exten motigages above.  MORITAGE  To include the part of the present apportreamons, route, leaves and delating and future improvements and fiscures that may now or included in the City of Cary, and the property.  MORITAGE IN Included in the City of Cary, county of Lake, and State of Indiana, and is further described follows: Lot three hundred fifty-one (351), Robert Barlett's Marquette Park Estates First Carterion (10 loss) to the property of Cary, as shown in Plat Book 27, page 57, in Lake County, Indiana.  MORITAGE IN InteREFERON:  MORITAGE EXTENSION TO CARY, as shown in Plat Book 27, page 57, in Lake County, Indiana.  MORITAGE EXTENSION TO CARY, as shown in Plat Book 27, page 57, in Lake County, Indiana.  MORITAGE EXTENSION TO CARY, as shown in Plat Book 27, page 57, in Lake County, Indiana.  MORITAGE EXTENSION TO CARY, as shown in Plat Book 27, page 57, in Lake County, Indiana.  MORITAGE EXTENSION TO CARY, as shown in Plat Book 27, page 57, in Lake County, Indiana.  MORITAGE EXTENSION TO CARY, as shown in Plat Book 27, page 57, in Lake County, Indiana.  MORITAGE EXTENSION TO CARY, as shown in Plat Book 27, page 57, in Lake County, Indiana.  MORITAGE EXTENSION TO CARY, as shown in Plat Book 27, page 57, in Lake County, Indiana.  Moritage extended to the County Recorder of Lot 351, which point is the Northwest Corner of Lot 351, which point is the Northwest Corner of Lot 351, which point is the Northwest Corner of Lot 351, which point is the Northwest Corner of Lot 351, which point is the Northwest Corner of Lot 351, which point is the Northwest Corner of Lot 351, which point is the Northwest Corner of Lot 351, which point is careful and the Corner of Lot 351, which poin		
This includes each mortgager above.  **Thirdudas each mortgager each mortgager each each mortgager above.  **Thirdudas each mortgager each mortgager above.  **Thirdudas each mortgager each mortgager and the parformance class community above.  **Thirdudas each mortgager each each mortgager each each each each each each each each	92011753	
REAL STATE MORTGAGE: for value received. I. CLEM PARKER and MARY L. PARKER  scribed below and all algins, especiments, appurenced on more page, gront and convey to use on "February 18, 1992." the real estate de arrivers in the future between the property of claid the "property".  Server  GARY, 19.  Server  GARY, 19.  Server  GARY, 19.  Conv.  GARY, 19.  GA	MORTGAGOR	 MORTGAGEE
GARY, IN  Indiana  In	"I" includes each mortgagor above.	
This bocument in the Courty Recorded to Courty Record of the Courty Recorded to Courty Re	REAL ESTATE MORTGAGE: For value received, I. CLEM PARKE	R and MARY L. PARKER
GARY, IN  GARY IN  GA	scribed below and all rights assessments and mortgage; grant a	and convey to you on February 18, 1992 , the real estate de
GARY, IN  LÉGAL DESCRIPTION:  STUATED IN THE CALLY OF GARY, COUNTY OF Lake, and State of Indiana, and is Further described follows: Lot three hundred fifty-one (351), Robert Barlett's Marquette Park Estates First Addit Month in the City of Gary, as shown in Plat Book 27, page 57, in Lake County, Indiana, CXCEPTING THEREFROM: Part of Lot 351, Robert Barlett's Marquette Park Estates First Addit Moldrisin per Plat Book 27, page 57 in the Office of the Recorder of Lake County, Indiana commencing at the Northeast Corner of Lot 351, Mohert Bartlett's Marquette Park Estates First Addit Moldrisin per Plat Book 27, page 57 in the Office of the Recorder of Lake County, Indiana Commencing at the Northeast Corner of Lot 351, Which point is the Northwest Corner of Lot 350, thence Southwesterly 57.57 feet (along a line diverging from said East Line at any leave the Corner of Lot 351 to the point of peginning; the Corner of Lot 351 to the point of peginning; the Corner of Lot 351 to the point of peginning; the Corner of Lot 351 to the point of peginning; the Corner of Lot 351 to the point of peginning; and the Corner of Lot 351 the Corner of	anythine in the luture be part of the property tall called the "proper	ses and existing and future improvements and fixtures that may now or a ty").
SECURED DEST. This mortions according to the Case of the property of the Lake Country Recorder!  Consequent of Lowers and wernant of the Case of the property of the Lake Country Recorder!  Consequent of Lowers and wernant of the Lake Country State of the Lake Country and the second of the Lake Country and the Case of the Recorder of Lake Country, Indiana Case of the Case of the Recorder of Lake Country, Indiana Case of the Recorder of Lake Country and Indiana Case of the Recorder of Lake Country and Indiana Case of the Recorder of Lake Country Recorder!  Constitution of the East Line of Lot 10 to 10	PROPERTY ADDRESS:	(Street)
SECURED DEST. This mortage accurate accurate to the County, accept for encumbrance of the County, according to the East Line of Lot 351; thence Southeast Line of Lot 351; thence Southeast Line of Lot 351 and Lake County, Indiana commencing at the Mortheast Corner of Lot 351, which point is the Northeast Corner of Lot 351, which was northeast C	*** The state of t	, Indiana
This above obligation is due to the control of the	LEGAL DESCRIPTION:	
ITTLE: I coverant and warrant title to the property, except for encumbrances of record, municipal and zoning obligances, current task assessments not yet due and IV.A  SECURED DEST: This mortisgue secures repairment of the secured obt and the performance of the covenants and alignments of this mortisgue and in larry other document incorporated herein. Secured obt as used in this mortisgue, cluddes any amounts of such instrument of spreament dest noted blow, any tensor reliable to the covenants and alignments and alignments of such instrument of spreament dest noted blow, any tensor reliable to the covenants of such instrument of spreament dest noted blow, any tensor reliable to the covenants of such instrument of spreament dest noted blow, any tensor reliable to the covenants of such instrument of spreament dest noted blow, any tensor reliable to the covenants of such instrument of spreament dest noted blow, any tensor reliable to the covenants of such instrument of spreament dest noted blow, any tensor reliable to the covenants of such instrument of spreament destination of the spreament	Addition, in the City of Gary, as shown in PI EXCEPTING THEREFROM: Part of Lot 351, Robert Subdivision per Plat Book 27, page 57 in the commencing at the Northeast Corner of Lot 350, thence Southwesterly 65.0 feet along the beginning; thence Southwesterly 57.57 feet (angle of 11 degrees 16' 06") to a point 11.84.93 feet (along a line converging to said point 195.0 feet, more or less, from the South feet along the East Line of Lot 351 to the less.	Robert Barlett's Marquette Park Estates First at Book 27, page 57, in Lake County, Indiana.  Bartlett's Marquette Park Estates First Additional Office fo the Recorder of Lake County, Indianal Office fo the Recorder of Lake County, Indianal Office fo the Recorder of Lake County, Indianal Office fo the Recorder of Lot 351 to the point of along a line diverging from said East Line at a 25 feet West of said East Line; thence Southerly East Line at an angle of 7 degrees 37' 23") to least Corner of Lot 351; thence Northeasterly 140 point of beginning, containing 0.02 Acres, more
TITLE: I coverant and warrant little to the property, except for encumbrances of record, municipal and zoning organizes, current tasks assessments not yet due and IV.A  SECURED DEST: This morting secures reportment of the secured cobt and the performance of the coverants and efficiency any time down you under this morting seal in any other doctiment incorporated herein. Secured cobt as used in this mortage, includes any amounts in this mortage and in any other doctiment incorporated herein. Secured cobt as used in this mortage, includes any amounts in this mortage and in any other doctiment incorporated herein. Secured cobt as used in this mortage, includes any amounts in this mortage and in any other doctiment incorporated herein. Secured cobt as used in this mortage, includes any amounts of such instrument or agreement secured by this mortage and the date thereof):  A First Loan Agreement dated February 38, 1992  The above obligation is due and payable on International Payable on International Agreement and the instrument or agreement secured by this mortage and the date thereof):  A First Loan Agreement dated February 38, 1992  The above obligation is due and payable on International Payable on International Payable and the date thereof):  A First Loan Agreement dated February 38, 1992  The above obligation is due and payable on International Payable on International Payable and the date thereof):  A First Loan Agreement dated February 38, 1992  The above obligation is due and payable on International Payable and the february and payable and the date thereof):  A First Loan Agreement dated February 4, 1992  The total unpaid believe agreement socialized on the february 4, 1992  The payable Rate: The interest rate on the obligation secured by this mortage or payable and paya		is the property of
SECURED DEBT: This mortgage and many other document incorporates herein. Secured cobt and the performance of the coverants and agreements control to this mortgage and in any other document incorporates herein. Secured cobt as used in this mortgage, includes any amounts I may of such instrument or agreement and, if applicable, the future advances described below.  The secured debt is evidenced by (described below).  The secured debt is evidenced by (described below).  The above obligation is due and payable on	the Lake Cou	inty Recorder!
SECURED DEST. This mortions secured appropriate of the secured cells and the performance of the coverants and discrements with the performance of the coverants and discrements and the performance of the coverants and discrements and the performance of the coverants and discrements and the performance of the performance of the coverants and discrements and of such instrument or agreement described below, any newel, refunencing, extension or modificate of such instrument or agreement, and of applicable, the future advances described below, any newel, refunencing, extension or modificate of such instrument or agreement and the performance of such instrument or agreement secured by this mortgage and the date thereoft;  A First Loan Agreement dated Settling 38, 1992  The above obligation is due and payable on Lighth 1992  The total unpaid belance secured by this mortgage of air one time shall not exceed a maximum principal amount of Fifteen Thousand and No 100	TITLE: I covenant and warrant title to the property, except for enc	umbrances of record, municipal and zoning ordinances, current taxes
SECURED DEST: This mortgage secures repayment of the secured obts and the performance of the covenants and agreement social this mortgage and in any other document incorporated herein. Secured cepts as used in this mortgage, includes any amounts it is not good of such instrument or agreement, and if applicable, the future advances described below mental, retinancing, extension or modificate of such instrument or agreement, and if applicable, the future advances described below mental, retinancing, extension or modificate of such instrument or agreement, and if applicable, the future advances described below mental, retinancing, extension or modificate of such instrument or agreement, and if applicable, the future advances described below mental, retinancing, extension or modificate of such instrument or agreement secured by this mortgage and the date thereoft:  A First loan Agreement dated February 18, 1992  The above obligation is due and payeble on february 18, 1992  If not paid belance secured by this mortgage at any one time, and in the date thereoft:  The total unpaid belance secured by this mortgage at any one time, and any of the covenants and agreements contained in the mortgage. The total unpaid belance secured by this mortgage are made advances. Future advances are contemplated and will be made in accordance with the terms of the note or loan agreement evidencing the secured debt.  A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage are made a part hereof.  RIDERS:   Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.  A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage.  RIDERS:   Variable Rate: The interest rate on the obligation secured by me, I acknowledge receipt of a copy of this mortgage, in any instrument widencing the secured debt and in any riders described above and signed by me, I ackn	assessments not yet due and	
SECURED DEBT: This mortgage secures repayment of the secured cebt and the performance of the covenants and agreement sontained their mortgage and in any other document incorporated herein. Secured cebt is seed in this mortgage, includes any amounts i raw, any time owe you under this mortgage, the instrument or agreement deach but below, any renewal, relimancing, extension or modificate of such instrument or agreement accorded by the mortgage and in the date thereoft):  A First Loan Agreement dated Formand 1992.  The above obligation is due and payable on First 1992.  The above obligation is due and payable on First 1992.  The total unpaid belance secured by this mortgage of any one time shall-not exceed a maximum principal amount of Fifteen Thousand and No 100.  Dollars (\$5,000.00).  If not paid earlier the total unpaid belance secured by this mortgage of any one time shall-not exceed a maximum principal amount of Fifteen Thousand and No 100.  Dollars (\$5,000.00).  If not paid earlier the total unpaid belance secured by this mortgage of any one time shall-not exceed a maximum principal amount of Fifteen Thousand and No 100.  Pattern Advances: The above dobt is secured even though all or part of it may not yet be advanced. Future advances are contemplate and will be made in accordance with the terms of the note or loan agreement evidencing the secured dobt.  A ratable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.  A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage at made a part hereof.  RIDERS:  On this 18th day of February 1992 before me, a notary public Clem Parker and Mary 1. Parker and Mary 1. Parker 2. And 2. Parker 2. Parker 3. Null 1. Pa		
The above obligation is due and payable on	SECURED DEBT: This mortgage secures repayment of the secured this mortgage and in any other document incorporated here any time owe you under this mortgage, the instrument or agreement, and, if applicable, the future of such instrument or agreement, and, if applicable, the future of the secured this secured that is a secured to the secured the secured that is a secured to the secured the secured that is a secured to the secur	ement described below, any renewal, refinancing, extension or modification and the services described below.
The total unpaid balance secured by this mortgage of any one time shall not exceed a maximum principal amount of Fifteen Thousand and No 100		
The total unpsid belance secured by this mortgage of any one time shall not exceed a maximum principal amount of Fifteen Thousand and No. 100		
The total unpaid balance secured by this mortgage of any one time shall not exceed a maximum principal amount of Fifteen Thousand and No 100	The above obligation is due and payable on March 1	if not paid earlie
and will be made in accordance with the terms of the note or loan agreement evidencing the secured debt.    Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.   X   A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage are made a part hereof.   RIDERS:   Commercial   N/A	The total unpaid balance secured by this mortgage at any or Fifteen Thousand and No 100 and all other amounts, plus interest, advanced under the ten	Dollars (\$15,000,00 ), plus interes
X   Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.   X   A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage armade a part hereof.   RIDERS:   Commercial   N/A	Future Advances: The above debt is secured even though	all or part of it may not yet be advanced. Future advances are contemplate
SIGNATURES: By signing below, I agree to the terms and covenants contained on the front and back sides of this mortgage, in any instrument evidencing the secured debt and in any riders described above and signed by me. I acknowledge receipt of a copy of this mortgage.  CLEM PARKER  ACKNOWLEDGMENT: STATE OF INDIANA,  On this 18th day of February  Clem Parker and Mary  Mary L. PARKER  MARY L. PARKER  Mary Fully  Lake  County ss:  1992 before me, a notary public  Parker  and acknowledged the execution of the foregoing instrument was prepared by:  Resident of Lake  County, Indian  This instrument was prepared by:  Randall H. Walker, V.P.  1985 BANKERS SYSTEMS, INC., ST CLOUD, MN (1-800-328-2342) FORM OCP-MTG-IN 3/22/89	Variable Rate: The interest rate on the obligation secured  X A copy of the loan agreement containing the terms made a part hereof.	by this mortgage may vary according to the terms of that obligation. s under which the interest rate may vary is attached to this mortgage an
CLEM PARKER  CLEM PARKER  MARY L. Parker  A notary public  Extended to the foregoing instrument was prepared by:  Resident of Lake  County, Indian  This instrument was prepared by:  Resident of Lake  County, Indian  This instrument was prepared by:  Resident of Lake  County, Indian  INDIAN  INDIAN	SIGNATURES: By signing below, I agree to the terms and covenants	s contained on the front and back sides of this mortgage, in any instrument
ACKNOWLEDGMENT: STATE OF INDIANA,  On this 18th day of February 1992 before me, a notary public Clem Parker and Mary L. Parker  My commission expires:  8-22-94  My commission expires:  8-22-94  Resident of Lake County, Indian This instrument was prepared by:  Resident of Lake County, Indian Indi	evidenting the secured dept and in any fiders described above and	a signed by the it demoviedge rescipt of a copy of this mortgage.
ACKNOWLEDGMENT: STATE OF INDIANA,  On this 18th day of February 1992 before me, a notary public Clem Parker and Mary L. Parker  My commission expires:  8-22-94  My commission expires:  8-22-94  Resident of Lake County, Indian This instrument was prepared by:  Resident of Lake County, Indian Indi	OLEM DADVED	MADY L DADUED
ACKNOWLEDGMENT: STATE OF INDIANA,		<i>5 2 9</i> .
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Clem Parker and Mary  Clem Parker and Mary  L. Parker  and acknowledged the execution of the foregoing instrument was prepared by:  Resident of Lake  County, Indian  This instrument was prepared by:  Resident Systems, INC., ST. CLOUD, MN (1-800-328-2342) FORM OCP-MTG-IN 3/22/89	ACKNOWLEDGMENT: STATE OF INDIANA,	, county ss.
Clem Parker and Mary I. Parker  and acknowledged the execution of the foregoing instrument of the foregoing instrument was prepared by:  Resident of Lake  County, Indian Instrument was prepared by:  Resident of Lake  County, Indian Instrument was prepared by:  Resident of Lake  County, Indian Instrument was prepared by:  Resident of Lake  County, Indian Instrument was prepared by:  Resident of Lake  INDIAN	·	a notary public
My commission expires:  8-22-94  Barbara J. Null  (Type or Print Name)  Resident ofLake County, Indian  This instrument was prepared by: Randall H. Walker, V.P.  1985 BANKERS SYSTEMS, INC., ST. CLOUD, MN (1-800-328-2342) FORM OCP-MTG-IN 3/22/89  INDIAN	Clem Parker and M	lary L. Parker
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8-22-94  Barbara J. Null  (Type or Print Name)  Resident of Lake County, India  This instrument was prepared by: Randall H. Walker, V.P.  1985 BANKERS SYSTEMS, INC., ST. CLOUD, MN (1-800-328-2342) FORM OCP-MTG-IN 3/22/89	·	Barbaro Thull
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t 1985 BANKERS SYSTEMS, INC., ST. CLOUD, MN (1-800-328-2342) FORM OCP-MTG-IN 3/22/89	This instrument was prepared by: — Randall H. Walker	, V.P.
		' INDIANI

## COVENANTS

- 1. Payments: I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt exclusive of interest or principal, second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.
- 2. Claims against Title. I will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, and other charges relating to the property when due. You may require me to provide to you copies of all notices that such amounts are due and the receipts evidencing my payments. I will defend title to the property against any claims that would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.
- 3. Insurance. I will keep the property insured under terms acceptable to you at my expense and for your benefit. This insurance will include a standard mortgage clause in your favor. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.
- 4. Property. I will keep the property in good condition and make all repairs reasonably necessary. I will give you prompt notice of any loss or damage to the property.
- 5. Expenses. I agree to pay all your expenses, including reasonable attorneys' fees, if I breach any covenants in this mortgage or in any obligation secured by this mortgage. I will pay these amounts to you as provided in Covenant 10 of this mortgage.
- 6. Default and Acceleration. If I fail to make any payment when due or breach any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may, at your option, accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.
- 7. Assignment of Rents and Profits. I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you may, as provided by law, have the court appoint a receiver and the receiver may take possession and manage the property and collect the rents, income and profits. Any rents you collect shall be applied first to the costs of managing the property, including all taxes, assessments, insurance premiums, repairs, court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.
- 8. Prior Security Interests. I will make payments when due and perform all other covenants under any mortgage, deed of trust, or other security agreement that has priority over this mortgage. I will not make or permit any modification or extension of any mortgage, deed of trust or other security interest that has priority over this mortgage or any note or agreement secured thereby without your written consent. I will promptly deliver to you any notices I receive from any person whose rights in the property have priority over your rights.
- 9. Leaseholds; Condominiums; Planned Unit Developments, Lagree to comply with the previsions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.
- 10. Authority of Mortgagee to Perform for Mortgagor. If I tail to perform any of my duties under this mortgage, or any other mortgage, deed of trust, lien or other security interest that has priority over this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest by the property. This may include completing the construction.

Your failure to perform will not preclude your from exercising any of your other fights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect from time to time on the secured debt.

- 11. Inspection. You may enter the property to inspect if you give me notice beforehand. The notice must state the reasonable cause for your inspection.
- 12. Condemnation. I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.
- 13. Waiver. By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again. I waive all rights of valuation and appraisement.
- 14. Joint and Several Liability; Co-signers; Successors and Assigns Bound. All duties under this mortgage are joint and several. If I sign this mortgage but do not sign the secured debt I do so only to mortgage my indeest in the property to secure payment of the secured debt and by doing so, I do not agree to be personally liable on the secured debt. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

15. Notice. Unless otherwise required by law, any notice to me strait be oven by delivering it or by mailing it by first class mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on the front side of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

- 16. Transfer of the Property or a Beneficial Interest in the Mortgagor. If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.
- 17. Release. When I have paid the secured debt in full and all underlying agreements have been terminated, you will, at my request, release this mortgage without charge to me. Except when prohibited by law, I agree to pay all costs to record the release.
- 18. Severability. Any provision or clause of this mortgage or any agreement evidencing the secured debt which conflicts with applicable law will not be effective unless that law expressly or impliedly permits variations by agreement. If any provision or clause of this mortgage or any agreement evidencing the secured debt cannot be enforced according to its terms, this fact will not affect the enforceability of the balance of the mortgage and the agreement evidencing the secured debt.