

ADDITIONAL TERMS

TRANSAMERICA FINANCIAL SERVICES  
109 West 86th Place  
P.O. Box 10665  
Merrillville, IN 46411-0665

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.

Prepared by: Dolores Sebben  
**92050217**

RELEASE OF MORTGAGE *Return to*

TRANSAMERICA FINANCIAL SERVICES  
109 West 86th Place  
P.O. Box 10665  
Merrillville, IN 46411-0665

THIS CERTIFIES that the annexed Mortgage to TRANSAMERICA FINANCIAL SERVICES

which is recorded in the office of the Recorder of Lake County, Indiana, in Mortgage Record # 719867, page \_\_\_\_\_, has been fully paid and satisfied and the same is hereby released.

Witness the hand and seal of said mortgagee, this 2nd day of July, 19 92

ATTEST: MORTGAGORS: James J. Immerfall and Carolyn Sue Immerfall, husband & wife

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

*Debbie K. Lones*  
Debbie K. Lones ASSISTANT SECRETARY  
STATE OF ~~INDIANA~~ OHIO

By *W. R. Gress*  
W. R. Gress VICE PRESIDENT (SEAL)  
TRANSAMERICA FINANCIAL SERVICES

COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public in and for said county, this 2nd day of July, 19 92, came W. R. Gress & Debbie K. Lones and acknowledged the execution of the annexed release of mortgage.

IN WITNESS WHEREOF, I, the undersigned, have subscribed my name and affixed my official seal.  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 10-28-94  
*[Signature]* Notary Public.

The South 40 feet of that part of Lot 8 lying West of and adjacent to the North and South Alley (not dedicated of record) in said Lot 8 in Frank W. Wachewicz's Lawn Garden Addition to Hammond, as per plat thereof recorded in Plat Book 15, Page 16, in the Office of the Recorder of Lake County, Indiana.

MORTGAGE

From

To

Received for Record

The \_\_\_\_\_ day of \_\_\_\_\_

A.D., 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded

in Record \_\_\_\_\_

pages \_\_\_\_\_

Recorder of \_\_\_\_\_ County \_\_\_\_\_

Recorder's Fee. — \$ \_\_\_\_\_

700  
ca