REAL ESTATE MORTGAGE

93005841

THIS MORTGAGE SECURES FUTURE ADVANCES

| THIS INDENTURE WITNESSETH, that the Mo | rtgagor (all, if more than one) Lawrence R. Pempek and Suzanne M. |
|---|--|
| Husband and Wife | resident in Lake County, Indiana, grants to the Mortgagee, |
| | |
| | Transamerica Financial Services |
| | 109 W. 86ht Place (Branch Address) |
| | Merrillville, IN 46410 |
| I with mortgage equality to account the mortgage | of a promissory note, dated 1/25/93 |
| with mortgage covenants; to secure the payment | of a promissory note, dated 2720750 |
| | d plus Prepaid Finance Charge) of \$ 15061.49 and all other obligations of Mortgagor |
| to Mortgagee, the following described REAL ES | TATE together With improvements theseon situated in Indiana, County of Lake |
| : | NOT OFFICIAL! |
| | s Document is the property of ω |
| as per plat thereof re of the Recorder of Lak | the Thatedisian to the deve of Cedar Lake corded in Plat Book 47 page 108 in the Office county Indiana |
| | |
| Also: | |
| Lot 8 in Hanover Plat per plat thereof recor the Roorder of lake co | D an addition to the Town of Cedar Lake as ded in Plat Book 47 page 108 in the Office of ounty, Indiana. |
| | |
| | THUER'S OTHER |
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| | |
| The Mortgagor expressly agrees to pay the sum o State of Indiana. All obligations of the Mortga default. | If money above secured without any relief whatever from valuation or appraisement laws of the gor to Mortgagee, without notice upon any |
| Should Mortgagor sell, convey, or give up title v Mortgagee first being obtained, then Mortgagee s | coluntarily or involuntarily to said property or any part thereof, without the written consent of shall have the right, at its option, to declare all sums secured hereby forthwith due and payable. |
| | (See reverse side for additional terms) |
| | Thomas of Jana 6 - 15 15 |
| | Lawrence R. Pempek (Seal) |
| | (Seal) |
| | Queanne M. Kempek (Seal) |
| STATE OF INDIANA) | Suzanne M. Pempek |
| COUNTY OF Lake) ss. | |
| Before me, <u>Randall R. Stout</u> | a Notary Public in and for said county, |
| his <u>25th</u> day of January 19.93 nd acknowledged the foregoing instrument to be Deed Prepared by Ronald | |
| My Commission Expires 7/21/96 | MANUALE STOUT |
| 5-136 (Rev. 3-84) | MY COMACCION THE PULLY 21,1996 |

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.

| | | | | RELEASE C | F MORTGA | AGE | | |
|----------|---|------------------|------------------|-----------------|--------------|-------------|-----------------|-------------------------|
| | THIS CERTIFIES that the annexed Mortgage to | | | | | | | |
| , | | | | | | | | ana, in:Mortgage:Record |
| | , page | , has been f | ully paid | and satisfied | and the same | is hereby | released. | |
| | Witness the har | id and seal of s | id mortga | gee, this E | FICI | ay of L | | , 19 |
| | ATTEST: | Thi | s Doc | ıment i | s the pro | operty | of | |
| | | 1 | the La | ke Cou | nty Reco | order! | | |
| | TRIPRA | ANT SECRETA | RV | B | | VICE | PRESIDENT | (SEAL) |
| ; | STATE OF INDIANA | | 1: | | | V10E | THESIDEN | |
| | COUNTY OF | | SS | | | | | |
| | COUNTY OF Before me, the unde | rigged to Niets | ry Public | in and för sö | d county th | ie | | day of |
| | ., | , came | | iii alid ioi sa | d county, in | 13 | | and acknowledged the |
| , | execution of the anni | | | TUTTE | W. Company | | | |
| | IN WITNESS WHER | EOF, I have he | reunto sub | scribed my r | ame and affi | ixed my of | ficial seal. | |
| | My Commission expi | res | | | | | | Notary Public |
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