7

REAL ESTATE MORTGAGE

93088356

THIS MORTGAGE SECURES FUTURE ADVANCES

THIS INDENTURE WITNESSETH, that the Mortgagor (all; if resident	morethanone). Richard A. Spence nt in Lake County, Indiana, grants to the
Mortgagee,	in in Lake County, indiana, grains to the
Transame	rica Financial Services
-1'09' W:	86th Place
<u>Merrill</u>	ville, IN 46410
with mortgage covenants, to secure the payment of a pror for the Total Amount of Loan (Amount Financed plus P obligations of Mortgagor to Mortgagee, the following des Indiana, County of	missory note dated 12723/931 Prepaid Finance Charge) of \$ 6,444.741 and all other cribed REAL ESTATE together with improvements thereon situated in
Lot 29, Block 4, L.B. Snowden's Oak Book 20, Page 10, in Lake County, T	/I I I CITILLI
	nt is the property of
	bove secured without any relief whatever from valuation or appealsement)
of the State of Indiana. All obligations of the Mortgagor to M upon any default!	ortgagee shall become due at the option of the Mosgagee, without notice.
of Mortgagee first being obtained, then Mortgagee shall had and payable.	voluntarily to said property or any part thereof, without the written consent ave the right, at its option, to declare all sums secured hereby forthwith slids for additional terms) Richard A. Sperice (Seal). (Seal)
STATE OF INDIANA):	: \
COUNTY OF Lake)	
	a Notary Rublic in and for said county, ersonally appeared the above named problem in the said and deed, and acknowledged the foregoing instrument to be they free act and deed.
My. commission Expires 3-31-95	Dolores Septem (Seal)
prepared by: Kevin Heneghan	Dolores Sebben Notary Public resides in Lake County

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.

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 the 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 therein 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 the 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 sult brought by Mortgagee to foreclose this Mortgage.

<u> </u>	IRELEASE OF MORTGAGE	
which is recorded in the office	than been fully paid and gatiefied and the same is hereby re	in Mortgage Record
Witness the hand and se	eat of said morroadees this day of	_, 19
ATTEST:	This Document is the property of	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	the Lake County Recorder!	(0541)
ASSISTANT SE	By VICE PRESIDENT.	(SEAL)
STATE OF INDIANA	ss	
COUNTY/OF		
Before menthe undersigner	d, a'Notary Public in and for said county, this	day.of
	(came) ar	d acknowledged the
IN WITNESS WHEREOF	lihave hereunto subsetted my name and affixed my official seal	li.
My Commission Expires:		Notary Public:
wy.commission.expires: _	TEAL.	Notary,Public.
From To	Received for Record day of at o'clock M. and recorded county.	