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TO HAVE AND TO HOLD unto Mortgagee and Mortgagee's heirs, successors and assigns forever, together with all the improvements now or hereafter erected on the property, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto shall be deemed to be and remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property, are herein referred to as the "Property."

en e	Mortgagor and Mortgagoe covenant and agree as follows: 1. PAYMENT OF CONTRACT. Mortgagor shall promptly pay when due the indebtedness evidenced by the Contract, and late charges as covided in the Contract.
	Insurance. Mortgagor shall keep all Improvements on said land, now or hereafter erected, constantly insured for the benefit of the longagee against loss by fire, windstorm and such other casualties and contingencies, in such manner and in such companies and for such mounts, not exceeding that amount necessary to pay the sum secured by this Mortgage, and as may be satisfactory to the Mortgage. Mortgagor half purchase such insurance, pay all premiums therefor, and shall deliver to Mortgagee such policies along with evidence of premium payment of longages. It is purchase such insurance, pay the premiums therefor or deliver said to purchase such insurance, pay the premiums therefor or deliver said to purchase such insurance, pay the premiums therefor or deliver said to purchase such insurance. Such amounts paid by lorigagor to Mortgagee. If IAXES, ASSESSMENTS, CHARGES, Mortgagor shall pay all taxes assessments and payable upon demand by Mortgagor to Mortgagee.
	spilled, then Mortugues, at its option, may pay the same and the appoints said shall be added to the life Contest.
	a due and payable by Mortgagor to Mortgagee upon demand of Mortgagee. 4. PRESERVATION AND MAINTENANCE OF PROPERTY. Mortgagor shall keep the Property in good repair and shall not commit waste of principle of the Mortgagor of the Property in good repair and shall not commit waste of the majority of the Mortgagor of the Mortgagor of the Property, the Mortgagoe may at its option not the property and cause reasonable maintenance work to be performed. Any amounts paid by Mortgagoe shall be added to the Contract of this Mortgago, and shall be due and payable by Mortgagor to Mortgagoo upon domand of Mortgago.
	5 WARRANTIES Mortgagor covenants with Mortgagee that he is solzed of the Property in fee simple, has the right to convey the same in fee imple, that title is marketable and free and clear of all incumbrances and that he will warrant and defend the title against the lawful claims of all ersons whomspever, except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:
ļ	6. WAIVER The Mortgagor waives and relinquishes all rights and benefits under the valuation and appraisement laws of any state. 7. PRIOR LIENS. Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate shall constitute default ender.
(8 TRANSFER OF 1HE PROPERTY: DUE ON SALE. If the Mortgagor sells or transfers all or part of the Property or any rights in the Property by person to whom the Mortgagor sells or transfers the Property may take over all of the Mortgagor's rights and obligations under this Mortgagor moves as an "assumption of the Mortgago") if certain conditions are met. Those conditions are: (A) Mortgagor gives Mortgagoe notice of sale or transfer;
	(B) Mortgageo agrees that the person qualifies under its then usual credit criteria; (C) The person agrees to pay interest on the amount owed to Mortgagee under the Contract and under this Mortgage at whatever lawful
	(D) The person signs an assumption agreement that is acceptable to Mortgages and that obligates the person to keep all of the growise
- #	and agreements made in the Contract and in this Mortgage. the Mortgager sells or transfers the Property and the conditions in A, B, C and D of this section are not satisfied, Mortgages may require immediate payment in full of the Contract, foreclose the Mortgage, and seek any other remedy allowed by the law. However, Mortgages will not the right to require immediate payment in full or any other legal remedy as a result of certain transfers. Those transfers are:
4	(t) the creation of tiens or other claims against the Property that are interior (Shils Mortgage, such as other mortgages, materialmen)
1.0	tiens, etc. (ii) a transfer of rights in household appliances to a person who provides the Mortgagor with the money to buy these appliances in order
	to protect that person against possible losses; (iii) a transfer of the Property to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to
	law, and (iv) leasing the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.
ć	9. ACCELERATION REMEDIES. Upon Mortgage is breach Clany covenant or cyregitem of Mortgager in this Mortgage, including the evenants to pay when due any sums secured by this Mortgage, Mortgage prior to acceleration shall mail notice to Mortgager of the defaul
. (the brench is not cured on or before the date specified in the notice. Mortgagee's option may declare all of the sums secured by
ų.	is Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by Judicial proceeding. Mortgage half be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of
d	ocumentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgage. 10. APPOINTMENT OF RECEIVER, those acceleration under paragraph 9 hereof or abandonment of the Property Mortgages shall be entitled.
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	10. APPOINTMENT OF RECEIVER. Upon acceleration under paragraph 3 hereof or abandonment of the Property, Mortgagee shall be entitle have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect all rents of the Property, in uding those past due. All rents collected by the receiver shall be applied lirst to payment of the costs of the management of the Property and its collection of rents, including, but not limited to receiver's lees, premiums on receiver's bonds and reasonable attorney's lees, and then to the sum scured by this Mortgage. The receiver shall be liable to account only for those rents actually received. 11. ASSIGNMENT. This Mortgage may be assigned by the Mortgage without consent of the Mortgage. IN WITNESS WHEREOF, Mortgagors have executed this mortgage on the riay above show. Witness Witness Mortgage ACKNOWLEDGMENT BY INDIVIDUAL TATE OF INDIANA, COUNTY OF Lake SS:
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	10. APPOINTMENT OF RECEIVER. Upon acceleration under paragraph 9 hereof or abandonment of the Property, Mortgages shall be entitle have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect all rents of the Property, in uding those past due. All rents collected by the receiver shall be applied first to payment of the costs of the management of the Property and plection of rents, including, but not limited to receiver's lees, premiums on receiver's bonds and reasonable altorney's lees, and then to the sum occured by this Mortgage. The receiver shall be liable to account only for those rents actually received. 11. ASSIGNMENT. This Mortgage may be assigned by the Mortgages without consent of the Mortgage. IN WITNESS WHEREOF, Mortgagors have executed this mortgage and the receiver aband to the Mortgage. Witness Mortgage Witness Mortgage ACKNOWLEDGMENT BY INDIVIDUAL TATE OF INDIANA, COUNTY OF Lake Before me, the undersigned, a notary public in and for said county and state, personally appeared Louis Freeney Jr. and Martha V. "Freeney, husband & wife and acknowledged the execution of the foregoing mortgage and acknowledged the execution of the foregoing mortgage.
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	10. APPOINTMENT OF RECEIVER Upon acceleration under paragraph 9 hereof or abandonment of the Property Mortgagee shall be entitle have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect all rents of the Property and understand the collect all rents of the Property and understand the collect all rents of the Property and understand the collect of the Property and understand the collect of the Property and understand the collect of the management of the Property and placetion of rents, including, but not limited to receiver shall be applied first to payment of the costs of the management of the Property and its country of the Mortgage and the not he sum covered by this Mortgage. 11. ASSIGNMENT. This Mortgage may be assigned by the Mortgage without poseent of the Mortgage. 12. In WITNESS WHEREOF, Mortgagors have executed this mortgage on the day about the Mortgage. 13. ACKNOWLEDGMENT BY INDIVIDUAL 14. ACKNOWLEDGMENT BY INDIVIDUAL 15. SS: 16. Lot 15 Freeney Jr. and Mortgage 17. ACKNOWLEDGMENT BY INDIVIDUAL 18. SS: 18. Lot 15 Freeney Jr. and Mortgage 19. ACKNOWLEDGMENT BY INDIVIDUAL 19.
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	10. APPOINTMENT OF RECEIVER Upon acceleration under paragraph 8 hereo or abandonment of the Property, Mortgagee shall be entitle inver a next ever appointed by a court to enter upon lake possession of and manage the Property and to collect all rents of the Property and using those past due. All rents collected by the receiver shall be applied first to exyment of the costs of the management of the Property and its collection of enter for including, but not limited to receiver shall be applied first to exyment of the costs of the management of the Property and its collection of enter for including, but not limited to receiver shall be applied first to exyment of the costs of the management of the Property and its collection of enter for including, but not limited to receiver shall be applied first to exyment of the costs of the management of the Property and its collection of the property and its collection of the property and its collection of the same country and and reasonable alterney's fees, and then to the sum country and the same country and states and states and additional and the same country and states are states and acknowledged the execution of the foregoing mortgage in with the same and acknowledged the execution of the foregoing mortgage in with the same and acknowledged the execution of the foregoing mortgage in with the same and acknowledged the execution of the foregoing mortgage in with the same and acknowledged the execution of the foregoing mortgage in with the same and acknowledged the execution of the foregoing mortgage in with the same and acknowledged the execution of the foregoing mortgage in with the same and acknowledged the execution of the foregoing mortgage in the property in the same and acknowledged the execution of the foregoing mortgage in the property in the same and acknowledged the execution of the foregoing mortgage in the property in the same and acknowledged the execution of the foregoing mortgage in the same and acknowledged the execution of the foregoing mortgage in the s
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	10. APPOINTMENT OF RECEIVER Upon acceleration under paragraph e hereo or abandonment of the Property, Mortgages shall be entitle hive a receiver appointed by a court to enter upon take possession of and manage the Property and to collect all rents of the Property in using those past due. All rents collected by the receiver shall be applied first to exyment of the receiver the property and identification of rents, including, but not limited to receiver shall be applied first to exyment of the costs of the minagement of the Property and identification of rents, including, but not influent or receiver shall be discount only for those rents equally received. 11. ASSIGNMENT. This Mortgage may be assigned by the Mortgages without one of the Management. 12. ACKNOWLEDGMENT BY INDIVIDUAL TAILE OF INDIANA, COUNTY OF Lake Before pre. the undersigned, a notary public in and for said county and state, personally appeared Natcha V. Freeney, husband & wife. and acknowledged the execution of the foregoing mortgage in Nivitness whereof the value receiver the property in the management of the property and acknowledged the execution of the foregoing mortgage. In Nivitness whereof the undersigned Mortgage hereby transfers, assigns and conveys unto TRANSFER AND ASSIGNMENT County, INDIANA For value received the undersigned Mortgagee hereby transfers, assigns and conveys unto all right, title, interest, powers and options in, to and under the within Real Estate Mortgage for swell as the indebtedness secured thereby. In witness whereof the undersigned has hereunto set hard and seal, this (See Management of the property and and seal this secured thereby. In witness whereof the undersigned has hereunto set hard and seal, this
	10. APPOINTMENT OF RECEIVER Upon-acceleration under paragraph 8 hereol or abandonment of the Property and civile and haive a receiver appointed by a court is an ender youn, take possession of and manage the Property and civiled all rents of the Property and publication of rents, including, but in ordinated to receiver a head and manage the Property and civiled all rents of the Property in curing this paragraph of the property and and manage the Property and civiled and manage and the Property and civiled and manage and the Property and civiled and and a seal of the Property and and the Property and Careful and Car