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- JEANON CO.	THIS MORTGAGE SECURES FUTURE ADVA	
NDENTURE WITNESSETH, I	that the Mortgagor (all, if more than one) W.R. SANI	DERS AND MELLONDY SANDERS  County, Indiana, grants to the
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	Transamerica Financial Services	
	450 S.T JOHN RD. #495	
	MICHIGAN CITY, IN 46360	
orthage covenants to secur	e the payment of a promissory note dated	- 4
ions of Mortgagor to Mortgagor, County of LAKE	mount Financed plus Prepald Finance Charge) of agee, the following described REAL ESTATE together the company of the company o	\$ 5,821.88 and all other with improvements thereon situated in
SITUATED IN LAKE	NOTOFFICIAL	
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S COUNTY OF LAPORTE

> Before me, JAMES E. PINARSKI (A RESIDENT OF ELKHART COUNTY) AND a Notary Public in and for said county, personally appeared the above-named W.R. SANDERS AND day of OCTOBER 19<u>95</u>

this 27TH

and acknowledged the foregoing instrument to be their free act and deed.

My commission Expires \_\_\_

JAMES E. PINARSKI Notary Public

15-136 (Rev. 2-92)

THIS DOCUMENT PREPARED BY: JENNIFER A. SOLNER

## **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, furnigate, 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 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 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 suit brought by Mortgagee to foreclose this Mortgage.

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