## **REAL ESTATE MORTGAGE**

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## THIS MORTGAGE SECURES FUTURE ADVANCES

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Dansamerica

THIS INDENTURE WITNESSETH, that t		ANNETTE PAYNES	
Mortgagee,	, resident in LAKE	Count	y, Indiana, grants to the
Wichtgages,			
	<u>Transamerica Financial Se</u>	ervices	
	109 W. 86TH PLACE	MANAGER AND	
	MERRILLVILLE, IN	46410	
with mortgage covenants, to secure the for the Total Amount of Loan (Amour obligations of Mortgager to Mortgagee Indiana, County ofLAKE	nt Financed plus Prepaid Finance	Charge) of \$ 82,799.6	and all other ments thereon situated in
THROUGH 30, BLOCK	EWAL ADDITION, BEING A 2, SECOND ADDITION TO AGO, AS SHOWN IN PLAT	INDIANA HARBOR, I	IN THE
	the Lake County Rec	order:	****
The Mortgagor expressly agrees to pay of the State of Indiana. All obligations of upon any default.	the sum of money above secured witl the Mortgagor to Mortgagee shall be	hout any relief whatever from come due at the option of the	Mongagee, without nerice
Should Mortgagor sell, convey, or give to the following of Mortgagee first being obtained, then due and payable.	itle voluntarily or involuntarily to said Mortgagee shall have the right, at it (See reverse side for addition	ts option, to declare all sums	without the written consen
			(Seal)
STATE OF INDIANA  COUNTY OF LAKE	) ) ss. )		
Before me, STEVE H	KRAMER 196personally appearedand acknowledge		ublic in and for said county TE PAYNES be their free act and deed.
My commission Expires PREPARED BY ERIC B		Steve Kramer	CALL COOCH
15-136 (Rev. 2-92)	STEVE KRAMER  NUTARY PUBLIC STATE OF IN  LAKE COUNTY	Notary Public	DAY SELLY DAY S

MY COMMISSION EXP. MAR. 25,2000

## **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.

	RELEASE OF N	ORTGAGE	
THIS CERTIFIES that the annexed	Docum	ent is	
THIS CERTIFIES that the annexed	Mortgage to		-ti
which is recorded in the office of the	tecorder or	County, in	diana, in Mongage Record
Witness the hand and seal of sa		atisfied and the same is he	
		1 1	13
ATTEST:	he Lake Count	y Recorder!	
	Ву		(SEAL)
ASSISTANT SECRETA	RY	VICE PRESIDE	INT
07477 07 11014414			
STATE OF INDIANA	SS		
COUNTY OF	30		
Before me, the undersigned, a Nota	ry Public in and for said	county, this	day of
19, came_			and acknowledged the
execution of the annexed release of			/ .
IN WITNESS WHEREOF, I have h	ereunto subscribed my	name and affixed my official	al seal.
My Commission Expires			Notary Public.
My Commission Expires	ALD AND A	A SILIS	INOLATY Fublic.
	7 8	<u> </u>	era vara tila same
	d. and recorded	County	
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in Record

Recorder's Fee, - \$

Recorder of\_

Received for Rec