

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 Mortgage'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.

TRANS-AMERICA FINANCIAL SERVICES

100 West 66th Place
P.O. Box 10665
Merrillville, IN 46411-0665

Prepared by: Dolores Sabben

RELEASE OF MORTGAGE

THIS CERTIFIES that the annexed Mortgage to TRANS-AMERICA FINANCIAL SERVICES

which is recorded in the office of the Recorder of LAKE County, Indiana, in Mortgage Record 92036432, page _____, has been fully paid and satisfied and the same is hereby released.

Witness the hand and seal of said mortgagee, this 8th day of April 1996

ATTEST: MORTGAGORS: David N. Beller & Connie J. Beller, husband and wife

Debbie K. Lones ASSISTANT SECRETARY
STATE OF INDIANA OHIO

By Ted F. Farabaugh VICE PRESIDENT (SEAL)

COUNTY OF FRANKLIN } SS

Before me, the undersigned, a Notary Public in and for said county, this 8th April 1996, came Debbie K. Lones & Ted F. Farabaugh and acknowledged the execution of the annexed release of mortgage.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires _____

Bonnie L. Myers Notary Public.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
96 APR 19 PM 1:39
MARSHALL C. GENTEND
RECORDER

Lot 61, Stratford Estates Unit 2, as shown in Plat Book 69, page 24, in the Office of the Recorder of Lake County, Indiana.

Ch #1348-028191
10⁰⁰/₇₃
2871-2874

MORTGAGE	From	To	Received for Record	The _____ day of _____	A.D., 19 _____ at _____ o'clock _____ M. and recorded	in Record _____	pages _____	Recorder of _____ County _____	Recorder's Fee. - \$ _____