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STATE OF INDIANA  
LAKE COUNTY  
FILED

2000 MAR 20 PM 12:09

MORTGAGE REGISTER  
RECORD

State of Indiana  
N105000016

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**MORTGAGE**  
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is MARCH 9, 2000 and the parties, their addresses and tax identification numbers, if required, are as follows:

MORTGAGOR: BERNARD T. TALIAN AND T. DARLENE TALIAN, husband and wife

If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

LENDER:

HFS BANK, F.S.B.  
555 EAST THIRD STREET  
P.O. BOX 487  
HOBART, IN 46312-0487

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys, mortgages and warrants to Lender the following described property:

LOT 5, GREENWOOD TERRACE SECOND ADDITION, UNIT 5, CITY OF HOBART, AS SHOWN IN PLAT BOOK 41, PAGE 89, LAKE COUNTY, INDIANA.

The property is located in LAKE at 1500 W. 4TH STREET  
(County) (Address) HOBART, Indiana 46342  
(City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 50,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:  
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and include the final maturity date of such debt(s).)

HOME EQUITY LINE OF CREDIT, # 71-071040-0, 03/09/00 MATURITY DATE: 03/31/10

B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is

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Banker T. Hei