WELLS FARGO FINANCIAL ACCEPTANCE 2470 W. LINCOLN HWY. MERRILLVILLE, IN 46410

2007 MAY 20 ATH: 27

2002 046823

INDIANA REAL ESTATE MORTGAGE ARTER
THIS INDENTURE WITNESSETH, that INSEPH W. SCHER & MARY E REPORTED AND WIFE
hereinafter referred to as Mortgagors, of LAKE County, State of INDIANA, Mortgage and warrant to Wells Fargo Financial Acceptance Indiana, Inc., hereinafter referred to as Mortgagee, the following described real estate in LAKE County, State of Indiana, to wit:
LOT 35 COTTAGE GROVE ADDITION TO CROWN POINT, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A" PAGE 511, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
PROPERTY ADDRESS: 252 HARRINGTON AVE CROWN POINT, IN 46307
to secure the repayment of a promissory note of even date in the sum of \$45,948.00 , payable to Mortgagee in
monthly installments, the last payment to fall due on MAY 20, 2009, and also to secure the repayment of any and all future advances and sums of money which may from time to time hereafter be advanced or loaned to Mortgagors by Mortgagee; provided however, that the principal amount of the outstanding indebtedness owing to Mortgagee by Mortgagors at any one time, shall not exceed the sum of \$200,000.00.
Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments, and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a part of the indebtedness secured by this mortgage.  Mortgagors agree to pay all indebtedness secured hereby, together with all taxes, assessments, charges, and insurance,
without any relief whatsoever from valuation or appraisement laws of the State of Indiana.
Mortgagors agree not to sell, convey or otherwise transfer the above described real estate or any part thereof without Mortgagee's prior written consent and any such sale, conveyance or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof.
Mortgagors agree that upon failure to pay any installment due under said note, or any other indebtedness hereby
secured when due, or taxes, assessments, insurance, or prior liens, or in event of default in or violation of any of the other
terms hereof, then all of said mortgage indebtedness shall at Mortgagee's option, without notice, become due and collectible and this mortgage may then be foreclosed accordingly. Upon foreclosure Mortgagee shall have the right,
irrespective of any deficiency, to which Mortgagors hereby consent to have a receiver appointed to take possession of
said premises and collect the rents, issues and profits thereof for the benefit of the Mortgagee.
The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators,
successors, and assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural,
the plural the singular, and the use of any gender shall include all genders.  IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 15 day of May,
200 2 day of May,
O O O O O O O O O O O O O O O O O O O
Sign here Se Con
Type name as signed JOSEAH W. SCHER
Sign here Mary Co. Scher
Type name as signed: MARY E SCHER
2) Po mano an organouniment 2 () oction
Sign here
Type name as signed:
Sign here
Type name as signed:
State of Indiana )
County of LAKE ) ss.
Before me, the undersigned, a Notary Public in and for said County, this 15TH day of MAY
2002 , came JOSEPH W. SCHER AND MARY E. SCHER HUSBAND AND WIFE ,
and acknowledged the execution of the foregoing Mortgage. Witness my hand and official seal.
( ) Jame (1703)
Type name as signed: JAMES A. ROSS , Notary Public
My Commission Expires: 11/02/09
This instrument was prepared by: LANCE KLIVER
Wells taken towns at Acceptance
2470 W. Lincoln Anglainy
Wells Falgo Fiverial Acceptance 2470 W. Lincoln Highway  Merrillolla, IN
/ limite Mc
46410