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MORRIS W. CARTER  
RECORDER

**INDIANA REAL ESTATE MORTGAGE**

THIS INDENTURE WITNESSETH, that TERRY D. NELSON, A SINGLE  
PERSON

hereinafter referred to as Mortgagors, of LAKE County, State of IN, Mortgage  
and warrant to Wells Fargo Financial Indiana, Inc. hereinafter referred to as Mortgagee, the following described real  
estate in LAKE County, State of Indiana, to wit:

THE DESCRIPTION OF THE PROPERTY IS ON A SEPARATE FORM ATTACHED TO THIS MORTGAGE/ DEED OF  
TRUST, WHICH DESCRIPTION IS PART OF THIS MORTGAGE/DEED OF TRUST.

to secure the repayment of a promissory note of even date in the sum of \$ 43,672.73, payable to  
Mortgagee in monthly installments, the last payment to fall due on 11/17/2034.

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 appraisal laws of the State of Indiana.

Mortgagors agree not to sell, convey or otherwise transfer the above described real state 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 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 11TH day of NOVEMBER,  
2004.

Sign here Terry D. Nelson  
Type name as signed: TERRY D. NELSON

Sign here \_\_\_\_\_  
Type name as signed: \_\_\_\_\_

Sign here \_\_\_\_\_  
Type name as signed: \_\_\_\_\_

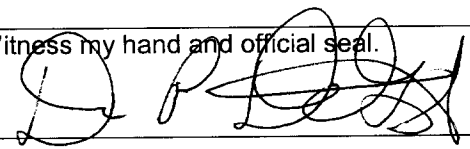
Sign here \_\_\_\_\_  
Type name as signed: \_\_\_\_\_

WELLS FARGO  
2627 E. 80<sup>TH</sup> AVE  
MERRILLVILLE, IN  
46410

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10  
#0073-  
33975

State of Indiana )  
 ) ss.  
County of LAKE )

Before me, the undersigned, a Notary Public in and for said County, this 11TH day of NOVEMBER  
2004, came TERRY D. NELSON  
and acknowledged the execution of the foregoing Mortgage. Witness my hand and official seal.

  
\_\_\_\_\_  
DOMINIC P. DEGUSTINO, Notary Public

Type name as signed:

My Commission Expires: OCTOBER 2, 2010

This instrument was prepared by: CAROLYN CAMPBELL, WELLS FARGO FINANCIAL





**Wells Fargo Financial**  
MAC F3915-011  
The Crossing of Hobart  
2627 East 80th Avenue  
Merrillville, Indiana 46410  
219 947-1999  
219 947-4434 Fax

“ADDENDUM FOR LEGAL DESCRIPTION OF MORTGAGE/DEED OF TRUST DATED  
NOVEMBER 11, 2004 TERRY D. NELSON MORTGAGOR.”

THE NORTH 35 FEET OF THE SOUTH 70 FEET OF LOT 6 IN BLOCK 5 IN THIRD  
SUBDIVISION TO OAKINGTON PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13,  
PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



*Terry D. Nelson*  
TERRY D. NELSON