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MORRIS W. CARTER
RECORDER

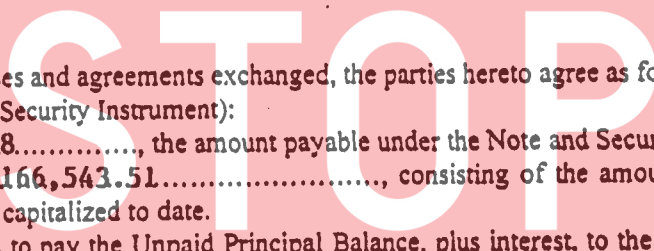
LOAN MODIFICATION AGREEMENT

(Providing for Fixed interest Rate)

This Loan Modification Agreement ("Agreement"), made this 21ST day of MAY, 1998, between DELORES D. RICE AND PHILLIP A. RICE, HUSBAND AND WIFE and INDIANA UNIVERSITY EMPLOYEES FEDERAL CREDIT UNION, its successors and or assigns ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), dated DECEMBER 19, 1995 and recorded in BOOK OF DEEDS INST. NO. 95078394 of the Mortgage Records of LAKE County, Indiana and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 2467 WEST 85TH AVENUE, MERRILLVILLE, INDIANA 46410 the real property described being set forth as follows:

LOT 92, BURNSIDE'S CHAPEL HILL FARMS, PHASE 1, AN ADDITION TO THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 72, PAGE 23, IN LAKE COUNTY, INDIANA.

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In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of MAY 21, 1998, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 166,543.51, consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.
2. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.000 %, from MAY 1, 1998. The Borrower promises to make monthly payments of principal and interest of U.S. \$ 1,496.95, beginning on the 1st day of JUNE, 1998, and continuing thereafter on the same day of each succeeding month until the principal and interest are paid in full. If on MAY 1, 2013 (the "Maturity Date"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, the Borrower will pay those amounts in full on the Maturity Date. The Borrower will make such payments at 105 East Winslow Road, PO Box 368, Bloomington, IN 47402-0368 or at such other place as the Lender may require.
3. If all or part of the Property, or any interest in it, is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require payment in full of all sums secured by this Security Instrument.

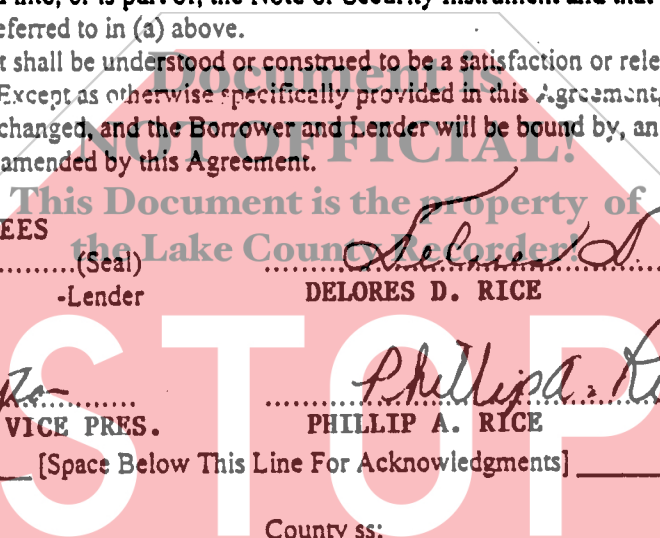
If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

I U Credit Union
P.O. Box 368
Bloomington, IN 47402-9982

12.00
cm

CR# 009353

4. The borrower also will comply with all other covenants, agreements and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payment of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:
 - (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to any change or adjustment in the rate of interest payable under the Note; and
 - (b) all terms and provision of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.
5. Nothing in this agreement shall be understood or construed to be a satisfaction or release in whole or part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.



INDIANA UNIVERSITY EMPLOYEES
FEDERAL CREDIT UNION.....

(Seal)
-Lender

Delores D. Rice
DELORES D. RICE

(Seal)
-Borrower

By: *Bruce N Clayton*
BRUCE N CLAYTON, ASST VICE PRES.
MORTGAGE LENDING

Phillip A. Rice
PHILLIP A. RICE

(Seal)
-Borrower

[Space Below This Line For Acknowledgments]

STATE OF INDIANA,

County ss:

On this *2TH* day of *May*, 19*98*, before me, the undersigned, a Notary Public in and for

said County, personally appeared *Delores D. Rice & Phillip A. Rice*

and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My commission expires: *6-6-99*

Residing in *PORTER* County, Indiana

Patricia A Terino
Notary Public

This instrument prepared by: Jeffrey A. Maudlin, Vice President of Operations, Indiana University Employees Federal Credit Union. PO Box 368, Bloomington, IN 47402-0368

PATRICIA A. TERINO
NOTARY PUBLIC STATE OF INDIANA
PORTER COUNTY
MY COMMISSION EXP. JUNE 6, 1999