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This Mortgage is made April 2004 (date)  
between Mortgagor(s) Milton & Kemper

→ Patricia Kemper  
and Mortgagee(s) Michael A Kemper

2004 036077

**Property Address:**

→ 1650 Crestwood Dr. Lowell, In. 46356

**Legal Description:**

Ranch type house and lot of 90' x 135'  
Woodland Manor Unit 3 Lot 46

1. Borrower's Promise to Pay

In return for the loan we Milton & Patricia Kemper have received, we promise to pay \$9,000.00 (principal) to the order of the Lender(s) Michael A Kemper

2. Interest

Interest will not be charged on unpaid principal.

3. Payments

We will pay \$ Fifty (\$50.00) toward the principal once per month until the entire principal is paid in full. Payments will be due on the 1<sup>st</sup> of each month beginning on April, 2004.

4. We have the right to make payments of principal at any time before they are due. When we make a prepayment, we will tell the Lenders in writing that we are doing so. There will be no prepayment charge.

5. Loan Charges

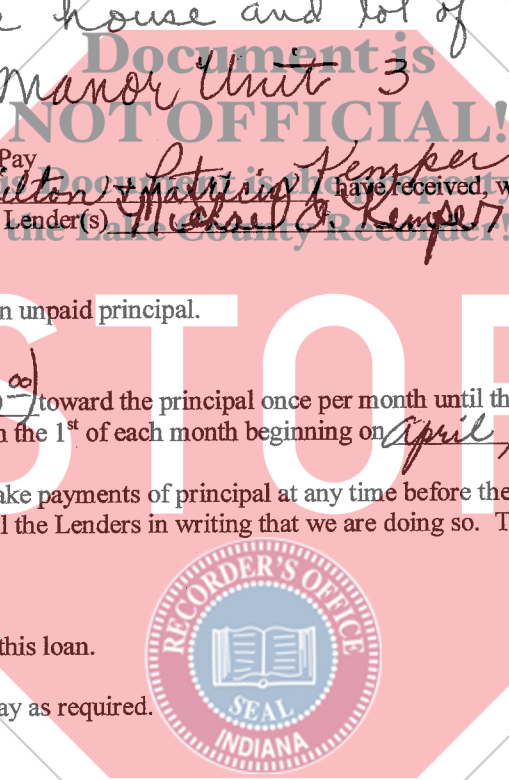
There will be no charges for this loan.

6. Borrower's Failure to Pay as required.

a. Late Charge

If the Lender has not received the full amount of the monthly payment within five days after it is due, we will pay a late charge to the Lender. The charge will be \$5.00, payable only once on each late payment. This late fee is not to be considered additional interest.

b. Default



MORTGAGE RECORDING

2004 MAY -3 PM 12:52

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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If we do not pay the full amount of each monthly payment within 25 days of its due date, we will be in default.

c. Notice of Default

The Lender may send us written notice that if we do not pay the overdue amount by a certain date, the Lender may require us to pay immediately the full amount of principal, which has not been paid. This Notice of Default will be delivered via first class mail at the Property Address above or a different address if we give the Lender notice of another address to the Lender.

d. No Waiver by Lender

Even if, at the time of default, the Lender does not require payment in full immediately, the Lender will still have the right to do so if I am in default at a later time.

e. Payment of Lender's Costs and Expenses

If the Lender has required immediate payment in full due to default, the Note Holder will have the right to recover costs and expenses in enforcing this Note to the extent not prohibited by law.

7. Obligations of Persons Under This Note

If more than one person signs this note, each person is fully and personally obligated to keep all of the promises made in this Note.

8. Secured Note

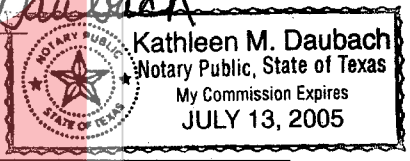
We may be required to make immediate payment in full of all amounts owed under this note if the following conditions are true:

If all or any part of the Property or any interest in it is sold or transferred without the Lender's prior written consent. Lender may require immediate payment in full. Lender shall not exercise this option if Federal Law as of the date of this Note prohibits the option.

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

Signed, Sealed and delivered in the presence of:

*Kathleen M. Daubach*



Borrower(s)

*Milton V. Kemper Patricia Kemper*

Lender(s)

*Michael D. Kemper*

