IOWA STATE BAR ASSOCIATION
Official Form No. 13.1 (Trade-Mark Registered, State of Iowa, 1967)

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

★ Note: This form has clauses for a six months' and a 60 day period of redemption. Use official Form No. 13.2 for the twelve months period.

REAL ESTATE MORTGAGE—IOWA

(Open-End: To Secure Present and Future Obligations and Advances)

This Indenture made this 2 day of August, A. D. 1995

between Randy L. Kelchen and Jan G. Kelchen, husband and wife

Mortgagors

of the County of Delaware, and the State of Iowa, and Charles E. Keller and Donna J. Keller, husband and wife

Mortgagee

of the County of Linn, and State of Iowa

WITNESSETH: That the said Mortgagors, in consideration of

Thirteen Thousand no/100---------- DOLLARS

($ 13,000.00) loaned by Mortgagee, received by Mortgagors, and evidenced by the promissory note hereinafter referred to, and such additional loan or loans at the option of the Mortgagee, referred to in Paragraph 1, below, do, by these presents SELL, CONVEY AND MORTGAGE, unto the said Mortgagee Charles E. Keller and Donna J. Keller, husband and wife as joint tenants with full rights of survivorship and not as tenants in common,

(To create a joint tenancy for more than one Mortgagee, use appropriate words)

the following described Real Estate situated in the County of Delaware, State of Iowa, to-wit:

The East forty (40) feet of Lot 102, Henry Acers' Addition to Manchester, Iowa, except the South one hundred ten (110) feet thereof, subject to easements of record,

147-434
DELAWARE COUNTY IOWA
FILED
'95 AUG 2 PM 1 42
BOOK 38 PAGE 148
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$11.00

Randy L. Kelchen & Wife
To
Charles E. Keller & Wife

For Release, See Book 42
Page 129 10/21/96

Randy Kelchen
RR 3, Box 210
Manchester, IA 52057

Cont. 52-108

together with all personal property that may integrally belong to, or be or hereafter become an integral part of said real estate, and whether attached or detached (such as, light fixtures, shades, rods, blinds, venetian blinds, awnings, storm windows, storm doors, screens, linoleum, water heater, water softener, automatic heating equipment and other attached fixtures), and hereby granting, conveying and mortgaging also all of the easements, servient estates appurtenant thereto, rents, issues, uses, profits and right to possession of said real estate, and all crops raised thereon from now until the debt secured thereby shall be paid in full. As to any such personal property, or fixtures, or both, a Security Interest hereby attaches thereto, as provided by the Uniform Commercial Code. (Also see footnote number 5.)

Said Mortgagors hereby covenant with Mortgagee, or successor in interest, that said Mortgagors hold clear title to said personal property, and title in fee simple to said real estate; that they have good and lawful authority to sell, convey and mortgage the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said Mortgagors Covenant to Warrant and Defend the said premises and the said personal property against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises and waives all rights of exemption, as to any of said property.

CONDITIONED HOWEVER, That if said Mortgagors shall pay or cause to be paid to said Mortgagee, or his successors, or assigns, said sum of money which shall be legal tender in payment of all debts and dues, public and private, at time of payment, all at the time, place, and upon the terms provided by one[1] promissory note of Mortgagors to Mortgagee, of even date herewith, and as may be supplemented by loans under Paragraph 1 below, and shall perform the other provisions hereof, then these presents will be void, otherwise to remain in full force and effect.

1. **OPEN-END FEATURE.**[2] This mortgage shall stand as security for said note, and for any and all future and additional advances made to the Mortgagors by the holder of said note in such amount or amounts so that the total of such future additional advances outstanding and unpaid at any one time shall not exceed $_____ and Mortgagee is hereby given authority to make such future and additional advances to Mortgagors herein, upon their signed order or receipt,[3] and secured as the original obligation herein. Such limitation upon the total amount of principal shall not be considered as limiting the amounts secured hereby if for accruing interest or for any amount for any protective disbursement advanced, or that may be taxed as costs to protect the security for loan or loans made, in accordance with the terms and provisions contained in this mortgage. **THIS PARAGRAPH SHALL NOT CONSTITUTE A COMMITMENT TO MAKE ADDITIONAL LOANS IN ANY AMOUNT.**

2. **TAXES.** Mortgagors shall pay each installment of all taxes and special assessments of every kind, now or hereafter levied against said property, or any part thereof before same become delinquent, without notice or demand; and shall procure and deliver to said Mortgagee, on or before the fifteenth day of October of each year, duplicate receipts of the proper officers for the payment of all such taxes and assessments then due.

3. **INSURANCE.** Mortgagors shall keep in force insurance, premiums therefor to be prepaid without notice or demand, against loss by fire, tornado and other hazards, casualties and contingencies as Mortgagee may require on personal property as herein referred to, and on all buildings and improvements, in companies to be approved by Mortgagee in an amount not less than the full insurable value of such personal property and improvements or not less than the unpaid balance herein, whichever amount is smaller, with such insurance payable to Mortgagors and Mortgagee, as their interests may appear. Mortgagors shall promptly deposit such policies with proper riders with the Mortgagee.

4. **REPAIRS TO PROPERTY.** Mortgagors shall keep the buildings and other improvements on said premises in as good repair and condition as same may now be or are hereafter placed, ordinary wear and tear only excepted; and shall not suffer or commit waste on or to said security.

5. **ATTORNEYS' FEES.** In case of any action, or in any proceedings in any court, to collect any sums payable or secured by this mortgage, or to protect the lien or title herein of the Mortgagee, or in any other case permitted by law in which attorney fees may be collected from Mortgagors, or charged upon the above described property, Mortgagors agree to pay reasonable attorney fees.

FILE No. 147-434	FILED FOR RECORD THE 2 DAY OF	STATE OF IOWA, DELAWARE COUNTY
RECORDING FEE $ 11.00	August, 1995 AT 1:42	Deborah L. Peyton, Recorder
TRANSFER FEE $	O'CLOCK P M. BOOK 38 PAGE 148	TLM CM 31

6. **CONTINUATION OF ABSTRACT.** In event of any default [illegible] by Mortgagors, Mortgagee may, at the expense of Mortgagors, procure an abstract of title, or continuation thereof, for said premises, and charge and add to the mortgage debt the cost of such abstract or continuation with interest upon such expense at the highest legal rate applicable to a natural person; or if the Mortgagor is a corporation, then at the default rate provided in the note secured hereby.

7. **ADVANCES OPTIONAL WITH MORTGAGEE.** It is expressly understood and agreed that if the insurance above provided for is not promptly effected, or if the taxes or special assessments assessed against said property shall become delinquent, Mortgagee (whether electing to declare the whole mortgage due and collectible or not), may (but need not) effect the insurance above provided for, and need not, but may and is hereby authorized to pay said taxes and special assessments (irregularities in the levy or assessment of said taxes being expressly waived), and all such payments with interest thereon at the highest legal rate applicable to a natural person (or if the Mortgagor is a corporation, then at the default rate provided in the note secured hereby) from time of payment shall be a lien against said premises.

8.1. **ACCELERATION OF MATURITY AND RECEIVERSHIP.** It is agreed that if default shall be made in the payment of said note, or any part of the interest thereon, or any other advance or obligation which may be secured hereby or any agreed protective disbursement, such as taxes, special assessments, insurance and repairs, or if Mortgagors shall suffer or commit waste on or to said security, or if there shall be a failure to comply with any and every condition of this mortgage, then, at the option of the Mortgagee, said note and the whole of the indebtedness secured by this mortgage, including all payments for taxes, assessments or insurance premiums, shall become due and shall become collectible at once by foreclosure or otherwise after such default or failure, and without notice of broken conditions; and at any time after the commencement of an action in foreclosure, or during the period of redemption, the court having jurisdiction of the case shall, at the request of the Mortgagee, appoint a receiver to take immediate possession of said property, and of the rents and profits accruing therefrom, and to rent or cultivate the same as he may deem best for the interest of all parties concerned, and shall be liable to account to said Mortgagors only for the net profits, after application of rents, issues and profits upon the costs and expenses of the receivership and foreclosure and the indebtedness, charges and expenses hereby secured and herein mentioned. And it is hereby agreed, that after any default in the payment of either principal or interest, such sums in default secured by this mortgage shall draw interest at the highest legal rate applicable to a natural person; or if the Mortgagor is a corporation, then at the default rate provided in the note secured hereby.

8.2. **SIX MONTHS' AND 60 DAY PERIOD FOR REDEMPTION.** It is further agreed that if this mortgage covers less than 10 acres of land, and in the event of the foreclosure of this mortgage and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to 6 months provided the Mortgagee, in such action files an election to waive any deficiency judgment against the Mortgagors which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628, Code of Iowa. It is further agreed that the period of redemption after a foreclosure of this mortgage shall be reduced to 60 days if all of the three following contingencies develop: (1) The mortgaged real estate herein is less than 10 acres in size; (2) the Court finds affirmatively that said real estate has been abandoned by the owners and those persons personally liable under this mortgage at the time of such foreclosure; and (3) the Mortgagee in such action files an election to waive any deficiency judgment against the Mortgagors or their successor in interest in such action. If the redemption period is so reduced, the Mortgagors or their successors in interest or the owner shall have the exclusive right to redeem for the first 30 days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Code shall be reduced to 40 days. Entry of appearance by pleading or docket entry by or on behalf of the Mortgagors shall be a presumption that the property is not abandoned. Any such short redemptive period shall be consistent with all of the provisions of Chapter 408, 62nd G. A., amending Chapter 628, Code of Iowa.

9. **DEFINITION OF TERMS.** Unless otherwise expressly stated the word "Mortgagors", as used here, includes successors in interest of such "Mortgagors"; the "Mortgagee", as used herein, unless otherwise expressly stated, includes the successors in interest of such "Mortgagee". All words referring to "Mortgagor" or "Mortgagee" shall be construed to be of the appropriate gender and number, according to the context. This construction shall include the acknowledgment hereof.

10. **The address of the Mortgagee is** 74 Julia Ann Drive NW
(Street and Number)
Cedar Rapids (City) Iowa (State) 52405 (Zip Code) (See last sentence of Section 447.9 I.C.A.)

11. **ADDITIONAL PROVISIONS.** The following additional provisions are hereby incorporated herein: **(Insert date of final payment if desired)**[4] The date of the final payment of the principal obligation herein, the one promissory note above referred to is
February 1, 1998
(Date)

IN WITNESS WHEREOF, said Mortgagors have hereunto set their hands the day and year first above written.

Randy L. Kelchen

Jan G. Kelchen
Mortgagors

Please type or print names under signatures as per Code Sec. 535.2 as amended

STATE OF IOWA, Delaware COUNTY, ss:

On this 2 day of August, A. D. 19 95, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Randy L. Kelchen and Jan G. Kelchen, husband and wife

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

LODEMA BERKLEY
MY COMMISSION EXPIRES
1-19-98

Lodema Berkley 8-2-95
Notary Public in and for the State of Iowa

[1]Only one original promissory note is contemplated with the use of this mortgage form. But see 3 below.

[2]Read "Open-End Mortgage (A Re-print)" for hazards and advantages, on page 15 of the September-October, 1960, issue of the News Bulletin of The Iowa State Bar Association.

[3]If later advances are made, the order, receipt or additional promissory note should be signed by husband and wife, and specifically refer to the security of this original mortgage, which should be identified by book and page.

[4]CONSIDER THE STATUTE OF LIMITATIONS. If this loan and later advances constitute a long term transaction (over ten years), consider the advisability of making the maturity date or dates in the original note a matter of public record by insertion in this mortgage. See Iowa Land Title Examination Standards, Problems 10.4 and 10.5.

[5]UNIFORM COMMERCIAL CODE. If security rights are desired, not only in the real estate, but also in the personal property, or crops, or fixtures or animal increase, use a financing statement (Official Form No. 52.1).

147-434

IOWA MORTGAGE
No.

MORTGAGE

From Randy L. Kelchen & Wife

To Charles E. Keller & Wife

Filed for record the ____ day of ____, A. D. 19____, ____ o'clock ____ M., and recorded in Book ____ of Mortgages on page ____, ____ County Records

Recorder

By ____ Deputy

INDEXED IN CR MTG. INDEX

WHEN RECORDED RETURN TO
Randy Kelchen
RR 3, Box 210
Manchester, IA 52057