DELAWARE COUNTY IOWA
FILED
2001 OCT 29 AM 10:43
BOOK 2001 PAGE 3859
DEBORAH L. FEYTON
DELAWARE CO. RECORDER
16.00

ENV.

Instrument prepared by: DOROTHY LINK, Wells Fargo Financial Iowa 3, Inc.,
1386 TWIXT TOWN RD., MARION, IA 52302, 319-377-8466.
Branch Address Branch Phone Number

Address Tax Statements: 2387 JEFFERSON RD., MANCHESTER, IA 52057

REAL ESTATE MORTGAGE

Cynthia L Sears
N/K/A CYNTHIA L MITCHELL MARRIED TO BRUCE M MITCHELL, WIFE & HUSBAND, Mortgagors are indebted to Wells Fargo Financial Iowa 3, Inc., Mortgagee on their Promissory Note of even date herewith in the amount of $145,200.00 (Total of Payments) and evidencing a loan made by said Mortgagee. Said Note is payable in monthly instalments and according to the terms thereof, payment may be made in advance in any amount at any time and default thereunder or under any security instrument securing said Note, shall, at the option of the holder thereof and without notice or demand unless required by law, render the entire unpaid balance thereof at once due and payable, less any required refund or credit of finance charge.

NOW THEREFORE, in consideration of said loan and to further secure the payment of said note and any note or notes executed and delivered to Mortgagee by Mortgagors at any time before the entire indebtedness secured hereby shall be paid in full, evidencing either a future loan by Mortgagee or a refinancing of any unpaid balance of the note above described or renewal thereof, or both such future loan and refinancing, the Mortgagors do hereby convey to the Mortgagee, its successors and assigns forever the tract of real estate hereinafter described together with the rents, issues and profits thereof; provided, however, if the Mortgagors well and truly pay and discharge said note or notes according to the terms thereof, then these presents shall cease and be void.

In the event default shall exist hereunder or under said note or notes, and the entire indebtedness secured hereby shall be due and payable either by exercise of the option of acceleration herein described or otherwise, this mortgage may be foreclosed by action in court by equitable proceedings. Upon foreclosure Mortgagee shall have the right, irrespective of any deficiency, to which Mortgagors hereby consent, to enter upon the premises in person or have a Receiver appointed to take possession of the premises and collect the rents, issues and profits thereof for the benefit of Mortgagee as allowed by law.

If the tract of real property described herein is less than ten (10) acres in size, it is further hereby agreed, pursuant to Section 628.26, Code of Iowa, that the period of redemption after sale on foreclosure of this mortgage shall be reduced to six (6) months, provided Mortgagee waives in the foreclosure action any rights to a deficiency judgment against the Mortgagors which might arise out of the foreclosure proceeding. If the tract of real property described herein is less than ten (10) acres in size, it is further hereby agreed, pursuant to Section 628.27, Code of Iowa, that the court in a decree of foreclosure may find affirmatively that said tract has been abandoned by the owners and those persons personally liable under this mortgage at the time of such foreclosure, and should the court so find, and if Mortgagee shall waive any rights to a deficiency judgment against the Mortgagors or their successors in interest in the foreclosure action, then the period of redemption after foreclosure shall be reduced to sixty (60) days.

113-256

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 as permitted by law.

The Mortgagors covenant that they exclusively possess and own said property free and clear of all encumbrances except as otherwise noted, and that they will warrant and defend the same against the claims and demands of all persons except the Mortgagee. Mortgagors also agree not to sell, convey or otherwise transfer the mortgaged property or any portion 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. The Mortgagors hereby relinquish all contingent rights in and to the mortgaged property, including the right of dower and homestead. Any failure of the Mortgagee to enforce any of its rights or remedies hereunder shall not be a waiver of its rights to do so thereafter. Whenever the context so requires plural words shall be construed in the singular.

NOTICE: This mortgage secures credit in the amount of $200,000 (Amount Financed). Loans and advances up to this amount, together with interest, are senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens.

DESCRIPTION OF MORTGAGED REAL ESTATE:
The description of the property is on a separate form attached to this Mortgage, which description is part of this Mortgage.

situated in the County of DELAWARE, State of Iowa.

Dated this 22ND day of OCTOBER, 2001.

Cynthia L. Mitchell — Sign Here
Type name as signed CYNTHIA L. MITCHELL

Bruce M. Mitchell — Sign Here
Type name as signed BRUCE M. MITCHELL

STATE OF IOWA)
)ss.
COUNTY OF LINN)

On this 22ND day of OCTOBER, A.D. 2001, before me, a Notary Public in and for LINN County, State of Iowa, personally appeared CYNTHIA L. MITCHELL and BRUCE M. MITCHELL, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

(SEAL)

Acknowledging officer sign here

Constance Sjostrom
Type name as signed CONSTANCE SJOSTROM

Notary Public in and for LINN County, Iowa

My Commission Expires: 01/15, 2003.

CONNIE SJOSTROM
COMMISSION NO. 132979
MY COMMISSION EXPIRES
JANUARY 15, 2003

IA-882-0700

INSTRUCTIONS: Each person who signed this Real Estate Mortgage must sign under 1 or 2 below. Sign under 1 if the property covered by this Real Estate Mortgage is **not** your homestead. Sign under 2 if the property covered by this Real Estate Mortgage is your homestead.

1. I certify that the property covered by this Real Estate Mortgage is not my homestead.

   Dated _____, ____

   _____

   _____

2. **I understand that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this Real Estate Mortgage, I voluntarily give up my right to this protection for this property with respect to claims secured by this Real Estate Mortgage.**

   Dated October 22, 2001

   Cynthia L. Mitchell

   Bruce M. Mitchell

Addendum for legal description of Mortgage dated October 22, 2001, Cynthia L. Mitchell and Bruce M. Mitchell, mortgagors.

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 5, WEST OF THE FIFTH PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT 347.09 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼, RUNNING THENCE NORTH ON THE WEST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ A DISTANCE OF 974.91 FEET TO THE NORTHWEST CORNER THEREOF, THENCE EAST A DISTANCE OF 55.0 FEET TO THE CENTER OF THE HIGHWAY AS NOW TRAVELLED (SOMETIME CALLED BAILEY'S FORD AND CORRECTION LINE ROAD), THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY A DISTANCE OF 839.84 FEET, THENCE SOUTH 57 DEGREES 35 MINUTES WEST A DISTANCE OF 318.62 FEET TO THE POINT OF BEGINNING.

Cynthia L. Mitchell
Cynthia L. Mitchell

Bruce M. Mitchell
Bruce M. Mitchell