Mortgage Record, No. 108, Madison County, Iowa

Mrs. Lucille M. Christensen
To
Nation Wide Builders, Inc.

#3464

Fee $1.80

Filed for record the 24 day of August A. D. 1960 at 11:15 o'clock A. M.

Mary E. Welty, Recorder

Release of Annexed Mortgage See Page 185
Mortgage Record 110

PROPERTY IMPROVEMENT CONTRACT

It is hereby agreed by and between Nation Wide Builders, Inc. hereinafter referred to as contractor, and Mrs. Lucille Christensen hereinafter referred to as purchasers, as follows:

Contractor agrees to make or install on purchaser' property known as

> Commencing at a point 63 feet West of the North East corner of Original Out Lot 15 of East Addition of Out Lots to the Town of Winterset, in Madison County, Iowa, and running thence West 58 feet, thence South 132 feet, thence West 8 feet, thence South 8¼ feet, thence East 66 feet, thence North 140¼ feet, to the point of beginning, Madison County, Iowa,

the following described fixtures and improvements, manufactured or sold by Nation Wide Builders, Inc. together with all necessary connections and trimmings:

Reside house with aluminum

Purchasers agree to pay:

A total sum of Four Thousand Three Hundred Twelve and 92/100 Dollars $4312.92 payable as follows: - - % of the total contract price or $ - - in cash upon the execution of this contract, and the balance of $4312.92 payable to the order of Nation Wide Builders, Inc, at the office of the United Federal Savings and Loan Association of Des Moines, Des Moines, Iowa, in installments as follows: $71.89 on the 30th day of September 1960, and a like amount on the 30th day of each and every month following until the balance shall be fully paid. All payments shall bear interest at 7% per annum after maturity.

It is understood that the herein described fixtures and improvements shall remain personal property as well after they are placed in the building or on the property as before, and that the title to same shall not pass until final payment is made in cash, with the right to remove the same on default of payment, and thereupon the holder of this contract may resell the property repossessed at public or private sale with or without notice and credit the net sale price on this contract and sue the purchaser for any deficiency remaining. Upon failure to make any payment on the date provided above, then all the unpaid balance herein shall immediately become due and payable, time of payment being the essence of this contract.

It is further agreed that contractor or his assigns shall have in addition to all other remedies available at law or in equity, a lien on the premises on which said improvements are to be made or installed for the entire unpaid balance on the contract, together with interest, attorney's fees and costs, and such lien may be foreclosed by an action in equity. If any suit is brought on this contract, purchasers agree to pay reasonable attorney's fees.

If purchasers dispose of real estate, by sale or otherwise, in or upon which improvement is placed, the full amount remaining unpaid on this contract becomes due and payable.

Purchasers understand that contractor expects to assign this contract to United Federal Savings and Loan Association, of Des Moines, Des Moines, Iowa, and consents to such assignment. It is agreed that this contract contains all the agreements between the parties hereto,

MATT PARROTT & SONS CO., WATERLOO, IOWA 58-0443

and no alterations are valid, unless reduced to writing and attached to this contract.

Executed in triplicate, one copy retained by purchasers, and dated at Madison, Iowa, this 30th day of July, 1960.

Nation Wide Builders Inc.
By Betty R. Anderson
Betty R. Anderson Contractor

Mrs. Lucille M. Christensen
Mrs. Lucille M. Christenson Purchaser

STATE OF IOWA MADISON COUNTY) SS.

On this 30 day of July, 1960, before me, Fred Eyerly a Notary Public in and for Madison County, Iowa, personally appeared Lucille M. Christensen to me known to be the identical person named in and who executed the foregoing contract as purchaser, and acknowledged that she executed the same as a voluntary act and deed.

(NO SEAL)

Fred Eyerly J.P. Notary Public
in and for Madison County, Iowa.

ACCEPTANCE

We, the undersigned, named as purchasers herein, do hereby accept as satisfactory the property and work which constitute the consideration for this obligation, and state that the covenants thereof are binding obligations, free from any defense, counter claim or set-off. We hereby agree to make the payments stipulated herein to contractor or his assigns. Dated this - day of - - 19 -

Purchasers: Mrs. Lucille M. Christensen
Mrs. Lucille M. Christensen

CONTRACTOR'S DECLARATION

I hereby certify that the work provided for in the within contract has been completed; that the initial payment specified therein has been received by me; that the indebtedness herein referred to is payable without offset, and represents the entire amount remaining unpaid. Dated this - day of - - 19 -.

Nation Wide Builders Inc.
By Betty R. Anderson Contractor

Nation Wide Builders Inc.
To
United Federal Savings and
Loan Asso. of Des Moines

#3465

Fee $1.00

Filed for record the 24 day of August A. D. 1960 at 11:18 o'clock A. M.

Mary E. Welty, Recorder

ASSIGNMENT

In consideration of the sum of One ($1.00) Dollar, and other good and valuable considerations, to us in hand paid, the receipt whereof is hereby acknowledged, we hereby sell, assigns, transfer, and set over unto United Federal Savings and Loan Association of Des Moines, all our right, title and interest in and to the within contract.

Dated this 30th day of July, 1960.

Nation Wide Builders, Inc.
By Betty R. Anderson

State of Iowa, Polk County, ss:

On this 30th day of July A. D. 1960, before me the undersigned, a Notary Public in and for Polk County, State of Iowa, personally appeared Betty R. Anderson to me personally known, who being by me duly sworn, did say on oath that she is respectively the Bookkeeper and of said Nation Wide Builders, Inc. - no seal has been procured by the said Nation Wide Builders, Inc., and that said instrument was signed and - in behalf of said Nation Wide Builders, Inc. by authority of its Board of Directors and said Betty R. Anderson acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation and by it voluntarily executed.

NOTARIAL SEAL

Dorothy J. Dwyer Notary Public
in and for Polk County, Iowa.