

BK: 2026 PG: 1724  
Recorded: 6/12/2026 at 9:56:56.0 AM  
Pages 10  
County Recording Fee: \$52.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$55.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

When recorded, return to:  
Central Bank  
Attn: Mortgage Servicing  
1003 Highway 71  
Okoboji, IA 51355  
866-422-6515

This document was prepared by:  
Ashley Linquist  
Central Bank  
1003 Highway 71  
Okoboji, IA 51355  
712-336-4100

**MORTGAGE  
HOME EQUITY LINE OF CREDIT  
(Securing Future Advances)**

Legal Description on Page 2.  
APN #: 071012488040000

**NOTICE: This mortgage secures credit in the amount of \$60,000.00.  
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.**

**THIS MORTGAGE is made on June 8, 2026. The mortgagor is TAMI L. TOWNSEND AKA  
TAMERA TOWNSEND AND RICHARD T. TOWNSEND, WIFE AND HUSBAND.**

This Mortgage is given to **Central Bank, a State Chartered Bank,**

whose address is **1400 18th St, PO Box 188, Spirit Lake, IA 51360.**

In this Mortgage, the terms "you," "your" and "yours" refer to the mortgagor(s). The terms "we," "us" and "our" refer to **Central Bank.**

Pursuant to a Home Equity Line of Credit Agreement dated the same date as this Mortgage ("Agreement"), you may incur maximum unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time to time up to the maximum principal sum outstanding at any time of **SIXTY THOUSAND AND NO/100\*\*\*\*\*Dollars (U.S. \$60,000.00 )**.  
All amounts due under the Agreement must be paid in full not later than **June 30, 2036.**



You agree that this Mortgage shall continue to secure all sums now or hereafter advanced under the terms of the Agreement including, without limitation, such sums that are advanced by us whether or not at the time the sums are advanced there is any principal sum outstanding under the Agreement. The parties hereto intend that this Mortgage shall secure unpaid balances, and all other amounts due to us hereunder and under the Agreement.

This Mortgage secures to us: (a) the repayment of the debt evidenced by the Agreement, with interest, and all refinancings, renewals, extensions and modifications of the Agreement; (b) the payment of all other sums, with interest, advanced under this Mortgage to protect the security of this Mortgage; and (c) the performance of your covenants and agreements under this Mortgage and the Agreement. For this purpose and in consideration of the debt, you do hereby mortgage, grant and convey to us and our successors and assigns the following described property located in **Madison** County, Iowa:

**Lot Four (4) of Evans Rural Estates Plat 2, a subdivision of the South Half (S1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa**

APN #: 071012488040000

which has the address of **3377 138TH CT, CUMMING, IA 50061-8525 ("Property Address")**.

**TOGETHER WITH** all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Mortgage. All of the foregoing is referred to in this Mortgage as the "Property."

**YOU COVENANT** that you are lawfully seized of the estate hereby conveyed and have the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. You warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**YOU AND WE** covenant and agree as follows:

**1. Payment of Principal, Interest and Other Charges.** You shall pay when due the principal and interest owing under the Agreement and all other charges due hereunder and due under the Agreement, including any amounts you are required to pay into an escrow or impound account with us pursuant to Section 3.

**2. Application of Payments.** Unless applicable law provides otherwise, all payments received by us under the Agreement and Section 1 shall be applied by us as provided in the Agreement.

**3. Prior Mortgages; Charges; Liens.** You have disclosed to us and obtained our approval of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage. You shall perform all of your obligations under any mortgage, deed of trust or other security instruments with a lien which has priority over this Mortgage, including your covenants to make payments when due. You shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Mortgage, and leasehold payments or ground rents, if any. Upon our request, you shall promptly furnish to us all notices of amounts to be paid under this paragraph and receipts evidencing any such payments you make directly. You shall promptly discharge any lien (other than a lien disclosed to us in your application or in any title report we obtained) which has priority over this Mortgage.

Subject to applicable law, we may, upon notice either before or after the execution of this Mortgage, require you to pay amounts into an escrow or impound account with us, on the day monthly payments are due under the Agreement, up to the maximum amount permitted by law for the payment of all (a) taxes, assessments (including condominium and planned unit development assessments, if any) and other items which may attain priority over this Mortgage; (b) premiums for hazard insurance and any mortgage insurance required by us under this Mortgage; and (c) leasehold payments or ground rents on the Property, if any.

**4. Hazard Insurance.** You shall keep the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which we require insurance. This insurance shall be maintained in the amounts and for the periods that we require. You may choose any insurer reasonably acceptable to us. Insurance policies and renewals shall be acceptable to us and shall include a standard mortgagee clause. If we require, you shall promptly give us all receipts of paid premiums and renewal notices. If you fail to maintain coverage as required in this section, you authorize us to obtain such coverage as we in our sole discretion determine appropriate to protect our interest in the Property in accordance with the provisions in Section 6. You understand and agree that any coverage we purchase may cover only our interest in the Property and may not cover your interest in the Property or any personal property therein. You also understand and agree that the premium for any such insurance may be higher than the premium you would pay for such insurance. You shall promptly notify the insurer and us of any loss. We may make proof of loss if you do not promptly do so.

Initials:



We may also, at our option and on your behalf, adjust and compromise any claims under the insurance, give releases or acquittances to the insurance company in connection with the settlement of any claim and collect and receive insurance proceeds. You appoint us as your attorney-in-fact to do all of the foregoing, which appointment you understand and agree is irrevocable, coupled with an interest with full power of substitution and shall not be affected by your subsequent disability or incompetence.

Insurance proceeds shall be applied to restore or repair the Property damaged, if restoration or repair is economically feasible and our security would not be lessened. Otherwise, insurance proceeds shall be applied to sums secured by this Mortgage, whether or not then due, with any excess paid to you. If you abandon the Property, or do not answer within 30 days after we give notice to you that the insurer has offered to settle a claim, then we may collect and use the proceeds to repair or restore the Property or to pay sums secured by this Mortgage, whether or not then due. Any application of proceeds to principal shall not require us to extend or postpone the due date of monthly payments or change the amount of monthly payments. If we acquire the Property at a forced sale following your default, your right to any insurance proceeds resulting from damage to the Property prior to the acquisition shall pass to us to the extent of the sums secured by this Mortgage immediately prior to the acquisition.

You shall not permit any condition to exist on the Property which would, in any way, invalidate the insurance coverage on the Property.

**5. Preservation, Maintenance and Protection of the Property; Loan Application; Leaseholds.** You shall not destroy, damage or substantially change the Property, allow the Property to deteriorate, or commit waste. You shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in our good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Mortgage or our security interest. You may cure such a default, as provided in Section 17, by causing the action or proceeding to be dismissed with a ruling that, in our good faith determination, precludes forfeiture of your interest in the Property or other material impairment of the lien created by this Mortgage or our security interest. You shall also be in default if you, during the loan application process, gave materially false or inaccurate information or statements to us (or failed to provide us with any material information) in connection with the loan evidenced by the Agreement, including, but not limited to, representations concerning your occupancy of the Property as a principal residence. If this Mortgage is on a leasehold, you shall comply with the lease. You shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. You shall not, without our express written consent, alter or amend the ground lease. If you acquire fee title to the Property, the leasehold and fee title shall not merge unless we agree to the merger in writing.

**6. Protection of Our Rights in the Property; Mortgage Insurance.** If you fail to perform the covenants and agreements contained in this Mortgage, or there is a legal proceeding that may significantly affect our rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then we may do, and pay for, anything necessary to protect the Property's value and our rights in the Property. Our actions may include paying any sums secured by a lien which has priority over this Mortgage or over any advance under the Agreement or this Mortgage, appearing in court, paying reasonable attorney's fees (for Home Equity Lines of Credit with a line of credit greater than \$25,000), paying any sums which you are required to pay under this Mortgage and entering on the Property to make repairs. We do not have to take any action we are permitted to take under this Section; and amounts we pay under this Section shall become additional debts you owe us and shall be secured by this Mortgage. These amounts shall bear interest from the disbursement date at the rate established under the Agreement and shall be payable, with interest, upon our request. If we required mortgage insurance as a condition of making the loan secured by this Mortgage, you shall pay the premiums for such insurance until such time as the requirement for the insurance terminates.

**7. Inspection.** We may enter and inspect the Property at any reasonable time and upon reasonable notice.

**8. Condemnation.** The proceeds of any award for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to us. If the Property is abandoned, or if, after notice by us to you that the condemnor offers to make an award or settle a claim for damages, you fail to respond to us within 30 days after the date the notice is given, we are authorized to collect and apply the proceeds, at our option, either to restoration or repair of the Property or to the sums secured by this Mortgage, whether or not then due. Unless we and you otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments payable under the Agreement and Section 1 or change the amount of such payments.

**9. No Release Upon Extension or Modification.** Our granting of any extension of time for payment or our agreement to modify the terms of repayment of the obligations under the Agreement or the requirements in this Mortgage shall not operate to release you from your obligations or liability under the Agreement or this Mortgage.

**10. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Mortgage shall bind and benefit your successors and permitted assigns. Your covenants and agreements shall be joint and several. Anyone who co-signs this Mortgage but does not execute the Agreement: (a) is co-signing this Mortgage only to mortgage, grant and convey such person's interest in the Property; (b) is not personally obligated to pay the Agreement, but is obligated to pay all other sums secured by this Mortgage; and (c) agrees that we and anyone else who signs this Mortgage may agree to extend, modify, forbear or make any accommodations regarding the terms of this Mortgage or the Agreement without such person's consent.

**11. Loan Charges.** If the loan secured by this Mortgage is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from you which exceed permitted limits will be refunded to you. We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to you. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Agreement.

**12. Notices.** Unless otherwise required by law, any notice to you provided for in this Mortgage shall be delivered or mailed by first class mail to the Property Address or any other address you designate by notice to us, and any notice to us shall be delivered or mailed by first class mail to our address stated above or any other address we designate by notice to you.



by the law of the jurisdiction in which the Property is located, except as preempted by federal law. In the event that any provision or clause of this Mortgage or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Agreement which can be given effect without the conflicting provision. To this end the provisions of this Mortgage and the Agreement are declared to be severable.

**14. Transfer of the Property.** If all or any part of the Property or any interest in it is sold or transferred without our prior written consent, we may, at our option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by us if exercise is prohibited by federal law as of the date of this Mortgage.

**15. Sale of Agreement; Change of Loan Servicer.** The Agreement or a partial interest in the Agreement (together with this Mortgage) may be sold one or more times without prior notice to you. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Agreement and this Mortgage. There also may be one or more changes of the Loan Servicer unrelated to the sale of the Agreement. If there is a change of the Loan Servicer, you will be given written notice of the change as required by applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any information required by applicable law.

**16. Hazardous Substances.** You shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. You shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of Hazardous Substances in quantities that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property. You shall promptly give us written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which you have actual knowledge. If you learn or are notified by any government or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with Environmental Law. As used in this Mortgage, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Mortgage, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

**17. Acceleration; Remedies.** You will be in default if (1) any payment required by the Agreement or this Mortgage is not made within 10 days of the date that it is due; (2) we discover that you have committed fraud or made a material misrepresentation in connection with the Agreement; or (3) your action, or your failure to act, adversely affects our security for the Agreement or any right we have in the Property. If a default occurs, we will give you notice specifying: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to you, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform you of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense you may have to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, we, at our option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. We shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees (for Home Equity Lines of Credit with a line of credit greater than \$25,000).

**18. Discontinuance of Enforcement.** Notwithstanding our acceleration of the sums secured by this Mortgage under the provisions of Section 17, we may, in our sole discretion and upon such conditions as we in our sole discretion determine, discontinue any proceedings begun to enforce the terms of this Mortgage.

**19. Release.** Upon your request that we terminate the Agreement secured by this Mortgage and payment of all sums secured by this Mortgage, we shall release this Mortgage.

**20. Additional Charges.** You agree to pay reasonable charges as allowed by law in connection with the servicing of this loan including, without limitation, the costs of obtaining tax searches and subordinations, provided, however, that nothing contained in this section is intended to create and shall not be construed to create any duty or obligation by us to perform any such act, or to execute or consent to any such transaction or matter, except a release of the Mortgage upon full repayment of all sums secured thereby.

**21. Waiver.** No waiver by us at any time of any term, provision or covenant contained in this Mortgage or in the Agreement secured hereby shall be deemed to be or construed as a waiver of any term, provision or covenant or of the same term, provision or covenant at any other time.

**22. Redemption Period.** It is agreed that if this Security Instrument covers less than 10 acres of land, and in the event of the foreclosure of this Security Instrument 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 six months, or reduced to three months if the Property is not used for an agricultural purpose as defined in Iowa Code section 535.13, provided the Lender in such action files an election to waive any deficiency judgment against Borrower which may arise out of the foreclosure proceedings; all to be consistent with the provisions of chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first two months after sale such right of redemption will be exclusive to the Borrower, and the time periods in sections 628.5, 628.15 and 628.16 of the Iowa Code will be reduced to three months.

It is further agreed that the period of redemption after a foreclosure of this Security Instrument will be reduced to 60 days if all of the following three contingencies develop: (a) the Property is less than 10 acres in size; (b) the court finds affirmatively that the Property has been abandoned by the owners and those persons personally liable under this Security Instrument at the time of such foreclosure; and (c) Lender in such action files an election to waive any deficiency judgment against Borrower or their successors in interest in such action. If the redemption



period is so reduced, Borrower or their successors in interest or the owner will have the exclusive right to redeem for the first 30 days after such sale, and the time periods provided for redemption by creditors as provided in sections 628.5, 628.15 and 628.16 of the Iowa Code will be reduced to 40 days. Entry of appearance by pleading or docket entry by or on behalf of Borrower will be a presumption that the Property is not abandoned. Any such redemption period will be consistent with all of the provisions of chapter 628 of the Iowa Code. This Section is not to be construed to limit or otherwise affect any other redemption provisions contained in chapter 628 of the Iowa Code.

It is further agreed, pursuant to Iowa Code section 654.20 as now enacted or hereafter modified, amended, or replaced, the Lender may elect to foreclose without redemption.

23. **Riders to this Mortgage.** If one or more riders are executed by you and recorded together with this Mortgage, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider(s) were part of this Mortgage.

- Condominium Rider
- 1-4 Family Rider
- Planned Unit Development Rider
- Other(s) (specify)  
Home Equity Line of Credit Adjustable Rate Rider

24. **HOMESTEAD EXEMPTION WAIVER. 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 MORTGAGE, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS MORTGAGED PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS MORTGAGE.**

Tami L. Townsend 6/8/26 (Seal)  
TAMI L. TOWNSEND DATE

Richard T. Townsend 6/8/26 (Seal)  
RICHARD T. TOWNSEND DATE

25. **Notice to Consumer. (1) Do not sign this paper before you read it. (2) You are entitled to a copy of this paper. (3) You may prepay the unpaid balance at any time without penalty and may be entitled to receive a refund of unearned charges in accordance with law.**

IN WITNESS WHEREOF, you have hereunto set your hand and seal the day and year first above written.

Tami L. Townsend 6/8/26 (Seal)  
TAMI L. TOWNSEND DATE

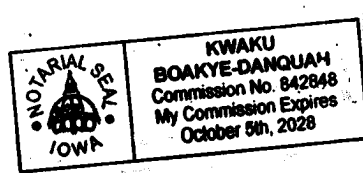
Richard T. Townsend 6/8/26 (Seal)  
RICHARD T. TOWNSEND DATE

State of Iowa  
County of POLK

This record was acknowledged before me on this 8TH day of JUNE, 2026, by TAMI L. TOWNSEND and RICHARD T. TOWNSEND.

[Signature]  
(Signature of notarial officer)  
Mortgage Loan Originator  
Title of office  
My commission expires: 10/5/2028

Stamp



**Lender: Central Bank**  
**NMLS ID: 447201**  
**Loan Originator: Kwaku Peprah Boakye-Danquah**  
**NMLS ID: 2416101**

Initials: *KB*  
IAUHLCD 0524  
GHLC19DE (CLS)  
06/05/2026 01:52 PM PST



**HOME EQUITY LINE OF CREDIT ADJUSTABLE RATE RIDER**  
(WSJ Prime Rate (daily) - Rate Caps)

THIS HOME EQUITY LINE OF CREDIT ADJUSTABLE RATE RIDER is made this **8th day of June, 2026** and is incorporated into and amends and supplements the Mortgage, Open-End Mortgage, Deed of Trust, Open-End Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Home Equity Line of Credit Agreement (the "Agreement") to **Central Bank, a State Chartered Bank** (the "Lender") of the same date and covering the property described in the Security Instrument and located at:  
**3377 138TH CT**  
**CUMMING, IA 50061-8525**

**THE AGREEMENT CONTAINS PROVISIONS ALLOWING FOR A CHANGE IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE AGREEMENT LIMITS THE AMOUNT THE BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MINIMUM AND MAXIMUM RATES THE BORROWER MUST PAY.**

**ADDITIONAL COVENANTS.** In addition to the representations, warranties, covenants, and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. INTEREST RATE AND MONTHLY PAYMENT CHANGES**

The Agreement provides for monthly payments as defined in Agreement Section 7. Minimum Payments ("Monthly Payment") and an initial interest rate of **7.750%**. The Agreement provides for changes in the interest rate and the Monthly Payments as follows:

**5. LENGTH OF YOUR DRAW PERIOD AND TIMING OF FINAL BALLOON PAYMENT.** You may take Advances for a period of **120** Monthly Statement Periods after the date your Credit Account is opened ("Draw Period"). After the Draw Period, unless extended, you will no longer be able to take new Advances. You agree to pay the entire outstanding balance in a single payment on **June 30, 2036** (the "Maturity Date"). We are not obligated to refinance this amount.

A Monthly Statement Period is an interval of approximately one month beginning on the date your Credit Account is opened and recurring regularly until your Credit Account is finally closed. Monthly Statement Periods occur regardless of whether there is a balance or any activity in your Credit Account or whether we have sent



you a statement for the period. Your first Monthly Statement Period may be shorter than a month depending on when your Credit Account is opened.

**7. MINIMUM PAYMENT.** Each billing statement we send you will identify a minimum monthly payment amount that you must pay. During the Draw Period (including any extension thereof), your minimum monthly payment will be the amount of any accrued finance charge, plus any fees and any amounts past due.

The minimum monthly payment during the Draw Period will not reduce the principal that is outstanding on your Credit Account.

In addition, and regardless of whether an escrow account has been established, if you fail to pay (a) taxes, assessments (including condominium and planned unit development assessments, if any) and other items which may attain priority over the Security Instrument; (b) premiums for hazard insurance and any mortgage insurance required by us under the Security Instrument; and (c) leasehold payments or ground rents on the Property, if any, we may require you to make additional monthly payments to us for those amounts, or we may charge those amounts to your Credit Account as Advances. **You may obtain all required hazard insurance on the Property from anyone you want that is reasonably acceptable to us.**

You may prepay the amount of any Advances at any time before payment is due.

The minimum monthly payment during the Draw Period may not be sufficient to fully repay the principal that is outstanding on your Credit Account. You will be required to pay the entire outstanding balance in a single payment on the Maturity Date.

**8. FINANCE CHARGES.** Periodic Finance Charges (interest) begin to accrue on the day an Advance is charged to your Credit Account and continue until the outstanding balance on the Advance is paid in full. Periodic Finance Charges on your Credit Account will be determined by applying a Daily Periodic Rate to the average daily balance (including current transactions) of Advances owed on your Credit Account. To calculate the average daily balance of Advances, we take the beginning balance of Advances owed on your Credit Account each day, add any new Advances, and subtract any payments or credits applied to Advances. This gives us the daily balance of Advances. Then we add up all of the daily balances for the Monthly Statement Period and divide by the number of days in the Monthly Statement Period. This gives us the "average daily balance" of Advances (including current transactions). We then apply the applicable monthly periodic rate to the "average daily balance" of Advances to arrive at the periodic Finance Charge for the Monthly Statement Period.



We treat credit balances as zero balances when we figure the balances that are subject to periodic Finance Charge.

The periodic rate and its corresponding Annual Percentage Rate are variable rates based on an interest rate index. The index for your Credit Account is the **Prime Rate** as most recently published each day in the "Money Rates" table in any U.S. edition, including any electronic edition, of *The Wall Street Journal* (the "Index"). We will use the highest **Prime Rate** if more than one is published. The **Prime Rate** is merely a pricing index. It is not intended, and you should not consider it, to represent the lowest or the best interest rate that we, our affiliated organizations or any other financial institution may charge. If the **Prime Rate** becomes unavailable during the term of this Agreement, we may designate a substitute Index and Margin upon notice to you. The Daily Periodic Rate and its corresponding Annual Percentage Rate may change (increase or decrease) the day the Index changes.

An increase in the Annual Percentage Rate and the Daily Periodic Rate will result in a higher periodic Finance Charge and a higher minimum payment, while a decrease in those rates will result in a lower periodic Finance Charge and a lower minimum payment, assuming the same principal balance and number of days in the Monthly Statement Period. We will determine your daily periodic rate by adding **1.000** percentage points (the "Margin") to the Index, and dividing the result by 365 (366 in leap years).

At no time will your **ANNUAL PERCENTAGE RATE** be greater than **18.000%** or less than **1.000%**. Except as described in this Section 8, there are no other limits on the amount by which your Annual Percentage Rate can change over the life of your Credit Account or on any individual date on which your Annual Percentage Rate changes due to changes to the Index. The Annual Percentage Rate does not include costs other than interest.

If this box is checked, you have authorized us to deduct the minimum monthly payment you owe as shown on your periodic statement from a designated checking account (the "Checking Account") by automatic electronic funds transfer (the "Auto Debit Feature"). The following provisions regarding a decrease in your Margin and interest rate for the duration of the Auto Debit Feature, and the impact of such a decrease on your Credit Account, apply:

Because you have elected to use the Auto Debit Feature to make your minimum monthly payments, you will receive a **1.000** percentage point discount (reduction) from the regular Margin and interest rate that would otherwise apply to your Credit Account (as described in this Agreement) unless and until the Auto Debit Feature is no longer in effect. However, this Margin and interest rate reduction does not apply to (and does not change) any maximum or minimum Annual Percentage Rates described in this Agreement. You understand and agree that the use of the




Auto Debit Feature is voluntary on your part and is not a condition for your receipt of the Credit Account. If you or we (or someone else, including without limitation your depository financial institution) discontinue the Auto Debit Feature, or if the Checking Account is closed, whether by you, us, or someone else, for any reason, the discount (reduction) described above from the regular Margin and interest rate will end and the regular Margin and interest rate that would have otherwise applied to your Credit Account if you had not elected to use the Auto Debit Feature (as described in this Agreement) will resume effective on or in our discretion after the date the Auto Debit Feature is no longer in effect. If your interest rate increases because the Auto Debit Feature is no longer in effect, your minimum monthly payment due on your Credit Account will increase.

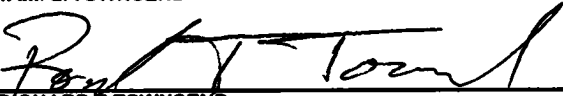
**B. TRANSFER OF THE PROPERTY**

Section 14 of the Security Instrument is amended to read as follows:

**Transfer of the Property.** If all or any part of the Property or any interest in it is sold or transferred without our prior written consent, we may, at our option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by us if exercise is prohibited by federal law as of the date of this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Home Equity Line of Credit Adjustable Rate Rider.

  
TAMI L. TOWNSEND 6/8/26 (Seal)  
DATE

  
RICHARD T. TOWNSEND 6/8/26 (Seal)  
DATE

