

ASSIGNMENT OF REAL ESTATE CONTRACT FOR SECURITY PURPOSES

Exhibit A Appendix FF-2

BUYER

FOR VALUE RECEIVED, Raymond E. Thompson Jr. and Joanne M. Thompson, hereinafter referred to as Debtor, hereby sell, assign and convey to First State Bank (bank) Stuart, Iowa, hereinafter referred to as Bank, all right, title and interest in and to the real estate hereinafter described and in and to the certain real estate contract executed by Raymond E. Thompson Jr. and Joanne M. Thompson as Contract Seller, dated June 1, 1997 filed for record June 30, 1997 and remaining of record in Book 137 Page 652 of the records in the office of the County Recorder of Madison County, Iowa. This assignment is given as security or as additional security for any and all indebtedness now or hereafter owed by the Debtors to the Bank.

It is agreed that the Bank may perform any of the terms and conditions of said Contract for and on behalf of Debtors, and that upon the performance of said Contract, request and receive a good and sufficient Deed of Conveyance of the real estate described in said Contract from the Contract Sellers to the Bank, as Grantee. Nothing contained herein shall be construed as an agreement of the Bank to perform said Contract for or on behalf of the Debtors. It is further agreed that in the event the Bank makes any advances or other payments for or on behalf of the Debtors under said Contract, the amounts paid or advanced shall become a part of the indebtedness hereby secured and shall become immediately due and payable and shall bear interest at the highest rate allowed by law until paid.

Debtors hereby assign, grant, pledge and convey the rents and profits of said property as security for any and all indebtedness owed by the Debtors to the Bank, and in addition to any other remedies provided by law, agree that upon any default under any indebtedness hereby secured or under the Contract, the Bank shall be entitled to have a receiver appointed to collect and apply the rents and profits thereof.

The Debtors further agree to maintain the property in as good repair and condition as the same may now be or as hereafter improved, ordinary wear and tear only excepted, and shall not suffer or commit waste on or to said property. The Debtors agree not to create, enlarge or permit to exist any lien on said property regardless of priority except this Assignment without the prior written consent of the Bank.

Debtors further agree that if all or any part of said property or any interest therein of the Contract is sold or transferred without the Bank's prior written consent, then the Bank, at the Bank's sole option, may declare any and all indebtedness secured by this Assignment immediately due and payable.

Debtors further agree that if Debtors shall fail to observe or perform any of the foregoing agreements or covenants, then at the option of the Bank, without notice or demand, any and all the indebtedness secured by this Assignment shall become due and shall become collectable at once by foreclosure or otherwise, 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, may, at the request of the Bank, appoint a receiver to take possession of said property and or the rents and profits accruing therefrom and to rent the same as he may deem best for the interest for all parties concerned and shall be liable to account to the Debtors only for the net profits after application of the rents, issues and profits upon the costs and expenses of the receivership and foreclosure and any and all indebtedness secured by this Assignment.

The rights and remedies herein conferred upon the Bank shall be cumulative and not alternative and shall be in addition to and not in substitution of or in derogation of the rights and remedies otherwise provided by law. In the case of any action, or in any proceedings in any court to collect any sums payable or secured herein, or to protect the lien of the Bank, or in any other case permitted by law in which attorneys fees may be collected from Debtors, or imposed upon them or upon the property, Debtors agree to pay reasonable attorneys fees.

It is further agreed that if the indebtedness owed by the Debtor to the Bank is paid, the Bank will reassign and convey said Real Estate Contract and all right, title and interest in and to the real estate described therein, back to the Debtor. The property being particularly described as lying and being situated in Madison County, Iowa, to-wit:

(Legal Description)

(If more space is needed, attach sheet. Borrower is to initial attachment)

Words and phrases herein shall be construed as in the singular or plural numbers and as masculine, feminine or neuter gender, according to the context. Dated this 1st day of July, 19 97.

COMPILED RECORDED COMPARED

REC 44.00 AUD 5 R.M.F. \$ 1.00

FILED NO. 148

BOOK 137 PAGE 692

97 JUL 11 PM 3:56

SHELLE DUISLER RECORDER MADISON COUNTY, IOWA

Raymond E. Thompson Jr. Raymond E. Thompson, Jr.

Joanne M. Thompson Joanne M. Thompson

State of Iowa County of Guthrie

I, Rita R. Faust, A Notary Public in and for said County, in the State aforesaid, do hereby certify Raymond E. Thompson Jr. and Joanne M. Thompson personally known to me to be the same persons whose names they subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. July 1, 1997

Commission expires 12/10/98

Rita R. Faust Rita R. Faust

SATISFIED 11/25/2002 SEE RECORD 2002 PAGE 5775