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BOOK 221 PAGE 857



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MICKI UTSLER Recorder Madisch County, Jowa...

PEOPLES SAVINGS BANK 111 N. BUXTON INDIANOLA, IA 50125 (name, address, and phone number of preparer)

— State of Iowa	l I
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____ Space Above This Line For Recording Data

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OPEN-END MORTGAGE

(With Future Advance Clause)

MORTGAGOR: TIM HUFFER AND KRISTI PUTNEY, AS SINGLE PERSONS 2124 Grand Ave #9 West des moines, IA 50265

□ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

LENDER: PEOPLES SAVINGS BANK 111 N. BUXTON PO BOX 735 INDIANOLA, IA 50125 42-1479004

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, warrants, conveys and mortgages to Lender the following described property: PARCEL "C" LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTY SIX, TOWNSHIP SEVENTY FIVE NORTH, RANGE TWENTY SIX WEST OF THE 5TH PM, MADISON COUNTY, IOWA, CONTAINING 3.000 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 3, PAGE 606 ON JULY 10, 2000 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA

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The property is located in	MADISON	3345 280th	Street F.H.
	(County)		
	ST CH4	ARLES Ic	wa 50240
(Address)	(Ci		(ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

- 3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time shall not exceed the amount stated above. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
- 4. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:
 - A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.) REAL ESTATE LOAN DATED 10-31-00

- B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender any
- must be agreed to in a separate writing. C. All obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including, but shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or Security Instrument. If more than one person signs this Security Instrument, each Mortgagor agrees that this promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced or such future advances or future obligations are incurred for any purpose that was related or unrelated to the purpose of the
- All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the D' not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.
- Security Instrument. Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this
- the terms of the Secured Debt and this Security Instrument. PAYMENTS. Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with .5 This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.
- Security Instrument and has the right to grant, bargain, warrant, convey, sell and mortgage the Property. Mortgagor also WARRAUTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by this '0
- PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees: ٠٢ warrants that the Property is unencumbered, except for encumbrances of record.
- A. To make all payments when due and to perform or comply with all covenants. B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
- C. Not to allow any modification of extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.
- title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender CLAIMS AGAINST TITLE. Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground '8
- released. shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant DUE ON SALE OR ENCUMBRANCE. Lender may, at its option, declare the entire balance of the Secured Debt to be DUE ON SALE OR ENCUMBRANCE. Lender may, at its option, declare the entire balance of the Secured Debt to be .6
- will notify Lender of all demands, proceedings, claims and actions against Mortgagor, and of any loss or damage to the not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that and make all repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or 10. PROPERTY CONDITION, ALTERATIONS AND INSPECTION. Mortgagor will keep the Property in good condition
- Lender's inspection. the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for Property.
- including completion of the construction. carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not lishe to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor shall Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in 11. AUTHORITY TO PERFORM. If Mortgagor fails to perform any duty or any of the covenants contained in this Security
- this Security Instrument. Leases. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default under the terms of renewals, inodifications of substitutions of such agreements (all referred to as "Leases") and rents, issues and profits (all referred to as "Rents"). Mortgagor will promptly provide Lender with true and correct copies of all existing and future 12. ASSIGNMENT OF LEASES AND RENTS. Mortgagor irrevocably grants, bargains, warrants, conveys and mortgages to Lender as additional security all the right, title and interest in and to any and all existing or future leases, subleases, and any other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions, other written or verbal agreements for the use and occupancy of any portion of the Property, including any extensions,
- exists under the Leases or any applicable landlord/tenant law. Mortgagor also agrees to maintain and require any tenant to funds. Any amounts collected will be applied as provided in this Security Instrument. Mortgagor warrants that no default Mortgagor's possession and will receive any Rents in trust for Lender and will not commingle the Rents with any other notifies Mortgagor of the default and demands that Mortgagor and Mortgagor's tenants pay all Rents due or to become due directly to Lender. On receiving notice of default, Mortgagor will endorse and deliver to Lender any payment of Rents in Lender after such recording, however Lender agrees not to notify Mortgagor's tenants until Mortgagor defaults and Lender Mortgagor agrees that this assignment is immediately effective between the parties to this Security Instrument. Mortgagor agrees that this assignment is effective as to third parties on the recording of this Security Instrument, and that this assignment will remain in effect during any redemption period until the Secured Debt is satisfied. Mortgagor agrees that the Secured Debt is satisfied. Mortgagor agrees that the satisfied to notify Mortgagor or Mortgagor's tenants to make payments of Rents due or to become due directly to Lender is effective. I ender a supersonable of the satisfied is and the agrees that the satisfied is a satisfied. Mortgagor agrees that the satisfied is a satisfied to notify Mortgagor to Mortgagor's tenants to make payments of Rents due or to become due directly to be adder and the satisfied is a satisfied.
- planned unit development, Mortgagor will perform all of Mortgagor's duties under the covenants, by-laws, or regulations provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a 13. LEASEHOLDS; CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS. Mortgagor agrees to comply with the comply with the comply with the letters of the Leases and applicable law.

of the condominium or planned unit development.

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Celankers Systems, Inc., St. Cloud, MN (1-800-397-2341) Form RE-MTG-IA 2/18/97

- 14. DEFAULT. Mortgagor will be in default if any party obligated on the Secured Debt fails to make payment within ten days after being due. Mortgagor will be in default if Mortgagor fails to observe any other covenant, the breach of which materially impairs the condition, value or protection of Lender's rights in the Property, or materially impairs Mortgagor's prospect to pay amounts due under the Secured Debt.
- 15. REMEDIES ON DEFAULT. In some instances, federal and state law will require Lender to provide Mortgagor with notice of the right to cure or other notices and may establish time schedules for foreclosure actions. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Mortgager is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall, not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Mortgagor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

- 16. REDEMPTION. Mortgagor agrees that in the event of foreclosure of this Mortgage, at the sole discretion of Lender, Lender may elect to reduce the period of redemption for the sale of the Property to a period of time as may then be authorized under the circumstances and under any section of Iowa Code Chapter 628, or any other Iowa Code section, now in effect or as may be in effect at the time of foreclosure.
- 17. EXPENSES; ADVANCES ON COVENANTS; COLLECTION COSTS. Except when prohibited by law, Mortgagor agrees to pay all of Lender's expenses if Mortgagor breaches any covenant in this Security Instrument. Mortgagor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the Secured Debt. Mortgagor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, court costs, and other costs of collection, excluding attorneys' fees. This Security Instrument shall remain in effect until released. Mortgagor agrees to pay for any recordation costs of such release.
- 18. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- C. Mortgagor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor shall take all necessary remedial action in accordance with any Environmental Law.
- D. Mortgagor shall immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.
- 19. CONDEMNATION. Mortgagor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.
- 20. INSURANCE. Mortgagor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Mortgagor. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

21. ESCROW FOR TAXES AND INSURANCE. Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.

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22. FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS. Mortgagor will provide to Lender upon request, any additional documents or certifications that Lender may deem reasonably necessary. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and Lender may consider necessary to perfect.

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