

MD 3-13-97

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Earlham Savings Bank PO Box 426 Earlham, Iowa 50072 Ph 515 758-2251

ASSIGNMENT OF REAL ESTATE CONTRACT
FOR SECURITY PURPOSES

BUYER

FOR VALUE RECEIVED, Donald Bear and Carol Bear, hereinafter referred to as Debtor, hereby sell, assign and convey to Earlham Savings Bank, Earlham, 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 Harvey Florer and Hildreth Florer as Contract Sellers, and these Debtors as Contract Buyers, dated April 29, 1990, filed for record February 21, 1991 and remaining of record in Book 128, Page 474, 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 further agree that upon fulfilling the terms of the contract and acquiring a deed therefor, they will execute and deliver to the Assignee a real estate mortgage as additional security for any and all indebtedness secured by this assignment.

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 or 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 collectible 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 of 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.

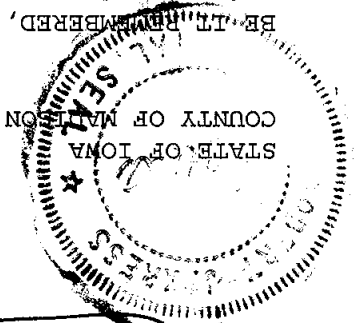
The rights and remedies herein conferred upon the Bank shall be cumulative and not alternative and shall be in addition to and not in substitution of or in derogation of the rights and remedies otherwise provided by law. In the case of any action, or in any proceedings in any court to collect any sums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

The North Half (1/2) of the South East Quarter (1/4) of the North East Quarter (1/4) in Section Thirty two (32) Township Seventy Seven (77) North Range Twenty Seven (27) West of the 5th P.M., Madison County, Iowa; 20 Acres More or Less

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 13th day of February, 1997.

13
March
DB 08



Donald G. Bear
Donald Bear
Carol Bear
Carol Bear

BE IT REMEMBERED, that on this 13 day of March, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donald G. Bear and Carol A. Bear to me personally known to be the identical persons named in and who executed the above and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Robert J. Press

Robert J. Press
Notary Public in and for the State of Iowa

This North Half (1/2) of the South East Quarter (1/4) of the North East Quarter (1/4) in Section Thirty-Two (32) Township Seventy-Seven (77) North Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa; 20 Acres more or Less.

ACCEPTANCE OF NOTICE

The undersigned Harvey Florer and Hildreth Florer being the Sellers in the Contract mentioned in and the above and foregoing Assignment, acknowledge receipt of a copy of this Assignment, and consent to the terms and conditions thereof and agree to give assignee bank notice of any default of the assignor buyer. Dated this 18 day of March, 1997.

Harvey Florer
Harvey Florer

Hildreth Florer
Hildreth Florer

*Right of Rescission must be given debtor if property is debtor's residence and the loan is for consumer purposes.

STATE OF IOWA, Polk COUNTY, SS:

On this 18 day of March, A.D. 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harvey Florer and Hildreth Florer, to me personally known, who being by me duly sworn, did say that they are the _____ and

_____ respectively, of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of this Board of Directors; and that the said _____ and

_____ as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Darla J. Kelch
Notary Public within and for the State of Iowa

