



REC \$ 10<sup>00</sup>  
AUD \$ 1<sup>00</sup>  
R.M.F. \$ 5<sup>00</sup>

FILED NO. 4207  
BOOK 2003 PAGE 4207  
2003 JUL 17 AM 11:21

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

Preparer Information **The Pacesetter Corporation** 9505 "P" Street Omaha, NE 68127 (402) 331-0275  
Name Street Address City, State, Zip Area Code - Phone

### MORTGAGE

I (we), the undersigned Jordan McVay  
(hereafter "Mortgagor" whether one or more) residing at 210 S. Jenkins  
St. Charles, Iowa 5040 County, Iowa, if and only if the Amount Financed listed below is \$1,000.00 or more, do hereby mortgage and warrant to The Pacesetter Corporation, a Nebraska corporation, (hereafter "Mortgagee"), whose address is 4343 South 96th Street, Omaha, Nebraska 68127 its successors and assigns, that property legally described as:

Alley North and West

Lots 7 and 8, Block 12

Hartman's and Young Addition,  
to the town of St. Charles, Madison County, Iowa

(hereafter the "premises") to secure payment of a certain Installment Sales Contract and Security Agreement Number 80959, dated June 18, 20 03, having an Amount Financed of \$ 4,390 together with finance charges described therein (hereafter the "indebtedness") and a final maturity on or about 8-02, 20 09.

### MORTGAGE

Mortgagor waives and relinquishes any homestead exemption for the premises.

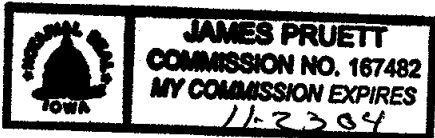
The Mortgager covenants with the Mortgagee, while this Mortgage remains in force, as follows:

1. To pay the indebtedness represented by the above-described Installment Sales Contract and Security Agreement together with all finance charges described therein, in the time and manner therein provided.
2. To pay all taxes, assessments, water rates and other charges that may be levied or assessed upon or against the premises within 30 days after the same shall become due and payable.
3. To keep all the improvements erected on the premises continually intact and in good order and repair and to permit or suffer no waste of said premises.
4. If default shall be made in the payment of the indebtedness, or any part thereof, or in the performance of any of the covenants and agreements contained in said Installment Sales Contract and Security Agreement and/or herein contained, the entire indebtedness secured hereby remaining unpaid shall at once become due and collectible if the Mortgagee so elects, without notice of such election, except such notice as required by law.
5. In the event the ownership of the premises or any part thereof becomes vested in a person other than the Mortgagor, Mortgagee may deal with such successor or successors in interest with reference to this Mortgage and the indebtedness hereby secured in the same manner as with the Mortgagor, without in any manner vitiating or discharging the Mortgagor's liability hereunder, or upon the indebtedness hereby secured.

Dated this 18 day of June, 20 03

JoAnn J. McVay  
MORTGAGOR \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME JoAnn McVay

JA  
MORTGAGOR \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME JA



State of Iowa }  
County of Madison } ss.

On this 18 day of June, A.D. 03,  
before me, the undersigned, a Notary Public in and for said County and State  
personally appeared JoAnn McVay  
to me known to be the identical person(s) named in and who executed the foregoing  
instrument, and acknowledged that he/she/they executed the same as his/her/their  
voluntary act and deed.

ACKNOWLEDGMENT OF NOTARY PRESENCE  
I (We) hereby confirm that the Notary Public whose name appears within did personally appear, sign and seal this document in my (our) presence.

Initials:  JJM Buyer  JA Co-Buyer

James Pruett  
\_\_\_\_\_  
Print Name James Pruett  
Notary Public in and for the State of Iowa