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MICHELLE ÜTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Prepared by: JANE A. DAWSON, ACT MADISON CO. FSA, 815 HWY 92 E., WINTERSSET, IA 50273  
 (Name) (Title) (Address) (Telephone)  
 515/462-4884

USDA  
 Form RD 1927-1 IA  
 (Rev. 9-96)

**REAL ESTATE MORTGAGE FOR IOWA**

THIS MORTGAGE is made and entered into by EDGAR L. MORSE AND IDA V. MORSE, HUSBAND AND  
WIFE

residing in MADISON County, Iowa, whose post office address is  
1551 235th LANE, WINTERSSET, I, Iowa 50273

herein called "Borrower," and the United States of America, acting through the United States Department of Agriculture, herein called the "Government," and

WHEREAS Borrower is indebted to the Government as evidenced by one or more promissory notes or assumption agreements or any shared appreciation or recapture agreement, herein called "note," which has been executed by Borrower, is payable to the order of the Government, authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and is described as follows :

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
JUNE 30, 1998	\$23,943.27	9.25%	JUNE 30, 2023

(The interest rate for limited resource farm ownership or limited resource operating loans secured by this instrument may be increased as provided in the Government regulations or the note.)

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949 or any other statutes administered by the Government;

And it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign this instrument, this instrument shall secure payment of the note;

And this instrument also secures the recapture of any deferred principal and interest or of any interest credit and subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. § 1472 (g) or 1490a, respectively, or any amount due under any Shared Appreciation/Recapture Agreement entered into pursuant to 7 U.S.C. § 2001.

And this instrument also secures future advances made to anyone herein called borrower under a note or notes covering loans made under the Consolidated Farm and Rural Development Act or Title V of the Housing Act of 1949 or any other statutes administered by the Government, for the total principal indebtedness of the original, future loans and advances subject to the same terms and conditions regarding the assignment of said notes of hereinabove provided, and all references in this instrument to the "note" shall be deemed to include future notes and advances.

NOW, THEREFORE, in consideration of the loans, and as security for future loans pursuant to the Consolidated Farm and Rural Development Act or Title V of the Housing Act of 1949 or any other statutes administered by the Government, and at all times (a) when the note is held by the Government, or in the event the Government should assign this instrument, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, and (b) to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby convey, mortgage, and assign unto the

Government the following property situated in the State of Iowa, County(ies) of MADISON

RD 1927-1 IA (Rev. 9-96)

Partial  
 RELEASED  
 RECORD 2002 PAGE 2868  
 6-13-02  
 SRS

Partial  
 RELEASED  
 RECORD 2002 PAGE 2065  
 4-30-02  
 SRS

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

together with all rights (including the rights to mining products, gravel, oil, gas, coal or other minerals), interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any part thereof or interest therein-all of which are herein called "the property";

TO HAVE AND TO HOLD the property unto the Government and its assigns forever in fee simple.

BORROWER for Borrower's self, Borrower's heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower.

(2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Government.

(3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises.

(4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts including advances for payment of prior and/or junior liens, required herein to be paid by Borrower and not paid by Borrower when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for Borrower's account. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.

(5) All advances by the Government, including advances for payment of prior and/or junior liens, in addition to any advances required by the terms of the note, as described by this instrument, with interest shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines. NOTICE: This mortgage secures credit in the amount of \$ 208,720.00. 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.

(6) To use the loan evidenced by the note solely for purposes authorized by the Government.

RECORDED

(7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property, including all charges and assessments in connection with water, water rights, and water stock pertaining to or reasonably necessary to the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing such payments.

(8) To keep the property insured as required by and under insurance policies approved by the Government and, at its request, to deliver such policies to the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may require; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or to do any of the foregoing without the written consent of the Government, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to and survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.

(12) Except as otherwise provided by Government regulations, neither the property nor any portion thereof or interest therein shall be ~~leased~~ assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as mortgagee hereunder, including but not limited to the power to grant consents, partial releases, subordination, and satisfaction and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may, (a) adjust the interest rate, payment, terms or balance due on the loan, (b) increase the mortgage by an amount equal to deferred interest on the outstanding principal balance, (c) extend or defer the maturity of, and renew and reschedule the payments on, the debt evidenced by the note or any indebtedness to the Government secured by this instrument, (d) release any party who is liable under the note or for the debt from liability to the Government, (e) release portions of the property and subordinate its lien, and (f) waive any other of its rights under this instrument. Any and all this can and will be done without affecting the lien or the priority of this instrument or Borrower's or any other party's liability to the Government for payment of the note or debt secured by this instrument unless the Government says otherwise in writing. HOWEVER, any forbearance by the Government whether once or often in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

(15) Default hereunder shall constitute default under any other real estate, or under any personal property or other security instrument held by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default hereunder.

(16) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such loan in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any other necessary to be purchased in a cooperative lending agency in connection with such loan.

(17) SHOULD DEFAULT occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should the parties named as Borrower die or be declared incompetent, or should any one of the parties named as Borrower be discharged in bankruptcy or declared an insolvent or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) foreclose this instrument as provided herein or by law, and (e) enforce any and all other rights and remedies provided herein or by present or future laws.

(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with the provisions hereof, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedness of Borrower owing to the Government, and (f) any balance to Borrower. At foreclosure or other sale of all or any part of the property, the Government and its agents may bid and purchase as a stranger and may pay the Government's share of the purchase price by crediting such amount on any debts of Borrower owing to the Government, in the order prescribed above.

(19) Borrower agrees that the Government will not be bound by any present or future State laws, (a) providing for valuation, appraisal, homestead or exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action may be brought, (c) prescribing any other statute of limitations, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State law. Borrower hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of dower and distributive share.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

(20) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex, national origin, handicap, familial status or age, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex, national origin, handicap, familial status or age.

(21) Borrower further agrees that the loans secured by this instrument will be in default should any loan proceeds be used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as prohibited by 7 C.F.R. Part 1940.

(22) This instrument shall be subject to the present regulations of the Government, and to its future regulations not inconsistent with the express provisions hereof.

(23) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, and addressed, unless and until other address is designated in a notice so given, in the case of the Government, at FSA, Winterset, Iowa, and in the case of Borrower at the address shown in the Finance Office records (which normally will be the same as the post office address shown above).

(24) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

(25) I(We) understand that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this contract, I voluntarily give up my right to this protection for this property with respect to claims based upon this contract.

Edgar L. Morse 6-30-98  
Borrower EDGAR L. MORSE Date

Ida V. Morse 6/30/98  
Borrower IDA V. MORSE Date

IN WITNESS WHEREOF, Borrower has hereunto set Borrower's hand(s) and seal(s) this 30th day of JUNE, 19 98.

Edgar L. Morse (SEAL)  
EDGAR L. MORSE  
Ida V. Morse (SEAL)  
IDA V. MORSE

STATE OF IOWA }  
COUNTY OF MADISON } ss:

ACKNOWLEDGMENT

On this 30th day of JUNE, A. D., 19 98,

before me, a Notary Public in and for the above-named County, personally appeared EDGAR L. MORSE

and IDA V. MORSE,

to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that

THEY executed the same as THEIR voluntary act and deed.

(SEAL)

My commission expires



Jane A. Dawson  
Notary Public.

The Northwest Fractional Quarter (1/4) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land described as follows, to-wit: - Commencing at the Northeast corner of said Section Seven (7), thence West 2633.55 feet along the North line of the Northeast Quarter (1/4) of said Section Seven (7), to the North Quarter (1/4) corner of said Section Seven (7), thence continuing West 4.12 feet, thence South 34 07'10" West 586.52 feet, thence South 21 06'10" West 771.91 feet, thence South 88 07'34" West 5.25 feet to a point of intersection with the centerline of county road and point of beginning of tract, thence South 88 07'34" West 713.59 feet, thence South 00 39'17" West 1271.94 feet to the centerline of the county road, thence down the centerline of the county road to the point of beginning AND, EXCEPT a tract of land described as follows, to-wit: Beginning at the North Quarter (1/4) Corner of Section Seven (7), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the East line of the Northwest Fractional Quarter (NW Fr. 1/4) of said Section Seven (7), South 00 50'16" East, 2,657.44 feet to the Center of said Section Seven (7), thence along the South line of said Northwest Fractional Quarter (NW Fr. 1/4) of said Section Seven (7), South 00 50'16" East, 660.00 feet, thence, along the South line of said Northwest Quarter (NW1/4) Northeast Quarter (NE1/4) Southwest Quarter (SW1/4), North 89 44'46" West, 670.55 feet, thence along the East line of the West Fractional Half (1/2) of the Southwest Quarter (SW1/4) of said Section Seven (7), South 00 22'47" East, 315.34 feet, thence, along the South line of the North 22 Acres of said West Fractional Half (1/2) of the Southwest Quarter (SW1/4), North 89 44'23" West, 853.86 feet to the centerline of a county road; thence along said centerline, North 43 15'40" East 824.06 feet, thence Northwest 257.48 feet along a 545.67 foot radius curve, concave North 29 44'36" East, 255.10 feet, thence North 16 13'32" East, 215.59 feet, thence Northwest 239.67 feet along a 1,432.40 foot radius curve, concave Southeast 21 01'08" East, 239.40 feet, thence North 25 48'45" East, 129.77 feet, thence Northwest 390.91 feet along a 3,819.72 foot radius curve, concave Northwest 22 52'50" East, 390.74 feet, thence North 19 56'56" East, 137.59 feet, thence Northwest 239.83 feet along a 587.65 foot radius curve concave Southeast 31 38'25" East, 238.17 feet, thence North 43 19'55" East, 234.25 feet, thence Northwest 329.28 feet along a 848.83 foot radius curve, concave Northwest 32 13'07" East, 327.22 feet, thence North 21 06'20" East, 544.12 feet, thence Northwest 260.28 feet along a 1,145.92 foot radius curve, concave Southeast 27 36'45" East, 259.73 feet, thence North 34 07'11" East, 454.92 feet to the North line of the Northwest Fractional Quarter (NW1/4) of said Section Seven (7), thence along said North line, South 90 00'00" East, 4.10 feet to the point of beginning, said parcel of land contains 65.936 Acres, including 3.206 Acres of County Road Right of Way; AND the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Fractional Quarter (1/2) of the North 22 Acres of the West Fractional Half (1/2) of the Northeast Quarter (1/4) and the East Seven (7), and the West Half (1/2) of the Northwest Quarter (1/4) of said Section Seven (7), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.